

Zoning Bylaw

Bylaw No. 2026-13

RM of Mervin No. 499, Saskatchewan



RM of Mervin No. 499 Zoning Bylaw

2026-13

BYLAW NO. 2026-13

A Bylaw of the Rural Municipality of Mervin No. 499 to adopt a Zoning Bylaw. The Council of the Rural Municipality of Mervin No. 499, in the Province of Saskatchewan, in an open meeting assembled enacts as follows:

- 1) Pursuant to Section 29(1) of The Planning and Development Act, 2007 the Council of the Rural Municipality of Mervin No. 499 hereby adopts the RM of Mervin No. 499 Zoning Bylaw, identified as Schedule "A" to this Bylaw.
- 2) The Reeve and Administrator of the Rural Municipality of Mervin No. 499 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- 3) That Bylaw No. 94-4 known as the "Zoning Bylaw", and all amendments hereto, are hereby repealed.
- 4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the _____ day of _____, _____

Read a second time the _____ day of _____, _____

Read a third time the _____ day of _____, _____

Adoption of Bylaw this _____ day of _____, _____

RM Reeve

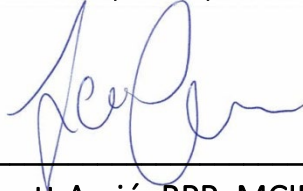
Certified a True Copy of the Bylaw adopted by
Resolution of Council On the _____ day of
_____, of the year _____.

RM Administrator

ACKNOWLEDGEMENTS

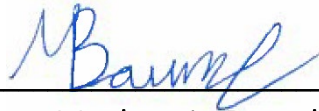
The RM of Mervin No. 499 is very appreciative for all the RM residents, businesses, agencies and organizations for their insight and contributions which formed the basis of the Zoning Bylaw. The information gathered throughout all the public engagement opportunities has provided valuable information which has inspired and influenced the visions and policies outlined in the Zoning Bylaw. The RM of Mervin No. 499 would like to acknowledge it is situated on Treaty 6 lands and the traditional territory of the Cree and Saulteaux, Blackfoot, Métis, Dene, and Nakota Sioux.

Prepared By:



Scott Assié, RPP, MCIP

Manager of Land Use Planning, GeoVerra



Mackenzie Bauml

Planner, GeoVerra

Organization of the RM of Mervin's Zoning Bylaw

The following is intended for information only and does not form part of the RM of Mervin Zoning Bylaw.

The Zoning Bylaw establishes regulations for the use of land and buildings in the RM of Mervin. It regulates the type, location, and intensity of land use and buildings, and outlines the process for rezoning land and applying for permits to develop property.

The Zoning Bylaw reflects only municipal regulation and policy, including the RM's Official Community Plan (OCP). Other bylaws, regulations, and Acts of the RM, Province of Saskatchewan, and Canada must also be observed.

This Bylaw is organized into fifteen (15) sections which groups related information.

Section 1.0 contains basic information on the legal framework of the Bylaw and a guide on how to use the Bylaw.

Section 2.0 contains administrative information regarding the enforcement of the Bylaw, amendment procedures, and permitting procedures.

Section 3.0 contains general regulations for all uses and development types. These regulations supplement those found in the specific Zoning Districts.

Section 4.0 contains specific land use requirements, development standards and conditions of approval for permitted and discretionary uses in all Zoning Districts.

Section 5.0 establishes the zones that apply to the lands covered in this bylaw. This section also describes how to distinguish the Zoning District boundaries.

Sections 6.0 – 14.0 contains a list of permitted and discretionary land uses and specific development standards for each Zoning District. This includes standards such as minimum lot size, minimum frontage, maximum building height, minimum setbacks distances, etc.

Section 15.0 is a glossary of definitions providing clarification on important terms found within the Bylaw.

How to Determine Zoning and Regulations for a Specific Site

The following steps will help users understand how to identify the proper zoning district for a specific piece of land, what land uses are permitted on that site, and the regulations to guide development within the site.

1. To determine the Zoning District of a specific site, the user must first find that site on the Zoning Map (Section 5). It will be helpful to know the legal land description when reviewing the Zoning Map. All land within the RM will fall within a colour coded Zoning District and potentially overlay districts. A legend within the Zoning Map will associate each colour with the appropriate Zoning District.
2. Each Zoning District will have its own Section in the Zoning Bylaw. Look up the corresponding Zoning District. The district will identify in a list, permitted land uses, as well as uses permitted at the discretion of Council and subject to the Discretionary Use application procedures identified in Section 2.0.
3. Each Zoning District will also have a table identifying the development standards (minimum site areas, building setbacks, etc.) for each permitted and discretionary land use. These standards will help guide development within the lot or parcel.
4. The land use may have specific requirements contained in the Section 3.0 - General Regulations and Section 4.0 – Distinct Land Use Requirements and Development Standards.
5. Finally, all proposed development and zoning questions should be discussed with staff from the RM.

If you require assistance with the regulations or processes contained within the Zoning Bylaw, please call or visit the RM office. The up-to-date version of the Zoning Bylaw and amendments is located in the RM's office.

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1. Introduction

1.1. Title

- 1.1.1. This Bylaw shall be known and may be cited as the “Zoning Bylaw” (ZB) of the Rural Municipality of Mervin No. 499.

1.2. Authority

- 1.2.1. Under the authority granted by *The Planning and Development Act, 2007* (PDA), and in compliance with *The Statements of Provincial Interest Regulations* (SPI), *The Subdivision Regulations, 2014*, and the Official Community Plan (OCP), the Reeve and Council of the Rural Municipality of Mervin No. 499 (RM) in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.3. Scope

- 1.3.1. This Bylaw applies to all land within the boundaries of the RM that is subject to municipal jurisdiction. Development within the RM shall conform to this Bylaw.

1.4. Purpose

- 1.4.1. The purpose of this ZB is to regulate development and to control the use of land in the RM in accordance with the policies in the RM’s OCP.
- 1.4.2. The intent of the ZB is to provide specific regulations pertaining to the use of land in the municipality. It is the primary tool to be used by the RM to achieve the objectives and implement the policies of the OCP. The ZB provides the municipality with actual control over development. It prescribes the uses of land, buildings or other improvements that will be allowed in different areas of the RM and defines the conditions and standards that guide growth and development for all allowable land uses, building types and other types of improvements.

1.5. Severability

- 1.5.1. If any section, clause, provision or part of the Zoning Map is declared invalid by a court, tribunal or other body having jurisdiction, the invalidity shall not affect the validity or enforceability of the remaining provisions of this Bylaw.

1.6. Licences, Permits and Compliance with Other Bylaws

- 1.6.1. Nothing in this bylaw shall exempt any person from complying with the requirements of The Building Bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.
- 1.6.2. Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

1.7. Interpretation

- 1.7.1. In this Bylaw, 'shall' and 'must' indicate a mandatory requirement; 'may' indicates discretion; and 'should' indicates an advisory provision. Conditions may be imposed only where authorized by this Bylaw and applicable legislation.
- 1.7.2. The Development Officer is responsible for administering and interpreting this Bylaw, subject to the statutory authority of Council, the Development Appeals Board, the Saskatchewan Municipal Board and the courts.
- 1.7.3. All bylaw requirements shall be based on the stated metric units.
- 1.7.4. No existing development or site shall be deemed non-conforming due to non-compliance with the metric units used in this Bylaw.
- 1.7.5. All applicable federal, provincial and municipal requirements shall be met. Where requirements are irreconcilable, the enactment having paramount legal authority shall prevail.

2. Administration

2.1. Development Officer

- 2.1.1. The Administrator of the Rural Municipality of Mervin No. 499 shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time. The Administrator may appoint a Development Officer subject to the approval of Council to whom duties in the administration of the Zoning Bylaw may be delegated.
- 2.1.2. The Development Officer shall:
- i. Receive, record and review Development Permit applications and issue decisions within the authority delegated to the Development Officer by this Bylaw;
 - ii. Apply the development standards, conditions and requirements expressly established by this Bylaw or an approval issued under it;
 - iii. Maintain a copy of this Bylaw, zoning maps and amendments for public inspection during office hours, and ensure that copies are available to the public at a reasonable cost;
 - iv. Keep a record of all approved development permits, minor variances, subdivision applications, and all executed development and servicing agreements;
 - v. Collect application and development fees; and
 - vi. Perform other duties as determined by Council.
- 2.1.3 The Development Officer shall be empowered to make a decision regarding a Development Permit application for a "Permitted Use."
- 2.1.4 The Development Officer shall receive, record, review, and forward to Council:
- i. Discretionary Uses applications;
 - ii. Zoning Bylaw and Official Community Plan amendments including amendments to text and/or map(s);
 - iii. Subdivision applications;
 - iv. Development and servicing agreements; and
 - v. Applications for minor variances.

2.2. Council

- 2.2.1 Council shall make all decisions regarding Discretionary Uses, development and servicing agreements, and OCP and Zoning Bylaw amendments in accordance with this Bylaw and the policies and objectives set forth in the OCP.
- 2.2.2 Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations (Community Planning Branch), prior to a decision being made by the Minister.
- 2.2.3 Council shall act on Discretionary Use, Rezoning, and Subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the goals, objectives and policies as stated in the Official Community Plan.

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- 2.2.4 Council or the Development Officer, within their respective authority, may waive application information or a supporting study that is not reasonably necessary to evaluate an application. No waiver may dispense with statutory notice, an approval procedure, a substantive development standard or a requirement of another enactment.

2.3. Application for Development Permit including Discretionary Uses

- 2.3.1. Every person shall apply for a Development Permit before commencing any development within the RM, except as listed in Section 2.4 of this Bylaw.
- 2.3.2. Farm residences shall require a development permit.
- 2.3.3. All Development Permits will be issued in compliance with this Bylaw.
- 2.3.4. Application for a Development Permit must include the following:
- i. Completed Development Permit Application Form;
 - ii. Site Plan showing setbacks to all lot lines from any existing and proposed building(s)/structure(s), existing or proposed utilities, and service connections;
 - iii. If the site plan does not provide sufficient clarity or there is disagreement respecting the topography of the site, the boundaries of a site, and the location of existing and proposed development, the Development Officer may require a Real Property Report or site plan prepared by a Saskatchewan Land Surveyor (SLS);
 - iv. A written description of the method of onsite sewage disposal facilities (if applicable);
 - v. Move-in (MI) and Ready-to-move (RTM) residential buildings must be accompanied with building plans and/or architectural renderings of any proposed Move-in (MI) or Ready-to-move (RTM) residential buildings.
 - vi. Any other Plans and additional information as required by the Development Officer; and,
 - vii. Submission of the Development Permit Fee.
- 2.3.5. Where the Development Permit application is for a Discretionary Use, the applicant shall provide the following, in addition to the requirements in Section 2.3.5:
- i. A written description of the proposed development describing:
 - 1) Intended use and operations;
 - 2) All existing proposed building(s)/structures(s) to be located on the lot;
 - 3) Required municipal services; and,
 - 4) Any other information Council determines is necessary to fully review the proposed development.
- 2.3.7. A Development Permit application for a proposed development on lands that are deemed to be potentially hazardous by municipal planning bylaw, or under provincial legislation or regulation, or which have a development standards interest registered to title pursuant to Section 130 of the PDA, must provide a plan prepared by a Saskatchewan Land Surveyor (SLS).
- i. The plan shall be provided following foundation construction and prior to any further building or development, and show the following:

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- 1) Dimensionally show the location of all existing development within the subject lot and/or site;
- 2) Provide elevations as required by the RM or as directed in a Section 130 development standard, as it pertains to potential flooding, slope stability, or other natural hazard. This includes, but is not limited to foundation elevations, change in elevation throughout a lot or site; placement of fill, the elevation of flood-proofing measures employed, etc.;
- 3) Address any other matter specifically identified in Section 130 development standard where accurate and surveyed information is required, in the opinion of the Development Officer or as directed by the standard(s), to determine development suitability;
- 4) Be at the sole cost of the applicant; and
- 5) Be a condition issued in conjunction with a Development Permit.

2.3.6. Where the Development Permit application is for a Temporary Use, the applicant shall provide the following, in addition to the requirements in Section 2.3.5:

- i. Written confirmation of the start date and end date for the use on the site.

2.3.7. The Development Officer and/or Council may require supplementary information or plans to be submitted by the applicant prior to a decision being issued.

2.4. Development Not Requiring a Development Permit

2.4.1. Development Permits are not required for the following developments, but all developments shall conform to all other bylaw requirements (e.g., building permits, setbacks, environmental and development standards):

- i. Accessory Farm Uses: farm buildings where applied to a principle agriculture use that are under 600 metres square and less than three (3) stories, within the Zoning Districts established by this Bylaw.
- ii. Granaries and Bins: provided they meet the minimum setback requirements of the Zoning Bylaw.
- iii. Television or Radio Antennas: any television or radio antenna meant for personal residential use of operation on site, that are attached to an existing building.
- iv. A single recreational vehicle where there is an existing dwelling on site, subject to regulations set forth within the specific zoning district.
- v. Maintenance and repairs that do not include structural alterations.
- vi. Municipal Facilities including all uses and building(s)/structure(s) operated and owned by the RM of Mervin No. 499.

2.4.2. Where development permitting is not required in accordance with this Bylaw, the landowner is responsible for adhering to and implementing the development standards which may be on title, and in accordance with any other regulation in this bylaw which pertains to development on hazard lands. The RM retains the right to enforce its Zoning Bylaw in accordance with the PDA.

2.5. Permit Procedures – Development and Building

2.5.1. The following procedures shall apply when reviewing a Permit Application:

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- i. The applicant must submit the completed Permit Application with all required accompanying documentation to the Development Officer.
- ii. The Development Officer shall examine the Permit Application for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.
- iii. The Development Officer may refer an application to an affected government agency, neighbouring municipality, First Nation, utility or qualified professional for comment. The applicant shall pay only those review costs prescribed by an applicable municipal fee bylaw or otherwise recoverable under legislation or agreement.
- iv. The Development Officer may issue a Permit for the use on the specific location and in conjunction with any development standards and conditions placed onto the Development Permit. The development standards and conditions shall be based on the provisions of the General Development Standards and other requirements of this Bylaw and the RM of Mervin's OCP.
- v. Where a Permit Application includes a building plan or lot diagram and the Council or the Development Officer issues a permit in conformity with this Bylaw, a copy of that plan or diagram shall be attached to and form part of the permit.
- vi. Upon completion of the review of an application for a permitted use or development, the applicant will be notified in writing of the decision of the Development Permit application and will be provided information regarding their right to appeal the development standards and conditions placed onto the issued Development Permit to the Development Appeals Board.
 - 1) Where the application conforms to all criteria and regulations of this Bylaw, a Development Permit shall be issued.
 - 2) Where the application complies with this Bylaw and is subject to special regulations, performance standards or development standards specified in this Bylaw, issue a Development Permit incorporating the special regulations, performance standards or development standards; or,
 - 3) Where the application does not comply with the criteria or regulations of this Bylaw, issue a refusal stating the reason for refusal.
- vii. Except where this Bylaw or an approval expressly provides otherwise, if the use or form of development authorized by a Development Permit has not commenced within twelve (12) months after the permit is issued, the permit expires. Council or the Development Officer, within their respective authority, may grant one written extension not exceeding twelve (12) months where reasonable progress has been demonstrated.
- viii. General or specific-use evaluation criteria for discretionary uses will be considered in any application for permit re-issuance (renewal). In addition, any permitted or discretionary permit re-issuance (or renewal) shall be subject to the following regulation and evaluation:
 - 1) Where the use is discretionary, a new discretionary use notification procedure is required for any subsequent renewal period;
 - 2) Where applicable, demonstration that reasonable progress has been made towards the completion of the development as proposed, and that the extension would allow for completion within a subsequent validity period;

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- 3) The use to date has complied with this Bylaw, and would comply with this Bylaw at the time of renewal;
- 4) The degree to which the use has or has not resulted in unmanageable land use conflict or nuisance, and where such may have occurred, the ability to minimize negative impacts through new permit conditions or development standards added to any permit renewal;
- 5) The effectiveness and/or completion of any previous permit condition or development standard;
- 6) There is no requirement for Council or the Development Officer to renew a development permit or re-approve a Discretionary Use; a new application may be required in such instances;
- 7) Any other similar matter that a Council or Development Officer may wish to consider in the renewal of a permit to secure the objectives of this Bylaw;

2.6. Temporary Development Permits

- 2.6.1. The Development Officer may issue a Temporary Development Permit, with specified conditions for a specific period of time, to accommodate developments incidental to approved construction.
- 2.6.2. The Development Officer shall take the following factors into account when determining if a building, structure, or use is temporary:
 - i. The nature of the principal use, if any, with which it is associated;
 - ii. The practicality of removing the use at the end of the approval period, with consideration given factors such as the time of year, and the equipment required to remove it; and,
 - iii. The actual duration of similar uses in the municipality.
- 2.6.3. Every Temporary Development Permit shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
- 2.6.4. An applicant shall be required to enter into a Development Agreement with the Municipality to ensure the temporary development or use complies with all relevant requirements of this Bylaw.
- 2.6.5. All temporary uses must be located on an existing site; no subdivision will be permitted for a temporary development or a temporary development use.
- 2.6.6. Any buildings or structures placed or assembled on a site to facilitate the carrying out of a temporary development or temporary use, must be removed on or before the expiry date stated in the Temporary Development Permit for the temporary development or temporary use.
- 2.6.7. All buildings or structures that are permitted to be constructed as part of a Temporary Development Permit are required to be movable with or without assembly and disassembly. Permanent buildings and structures can only be permitted through application for a Development Permit or a Discretionary Use Permit, as applicable
- 2.6.8. A Temporary Development Permit may be approved for development or use in any zone, unless specified elsewhere in this Bylaw and must conform to the use provisions, setbacks and other requirements of the Zoning District which the temporary use is located.

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- 2.6.9. Temporary Development Permits can be provided for permitted or accessory uses only. All discretionary uses, whether intended to be carried out temporarily or permanently, shall be applied for under the discretionary use procedures.

2.7. Discretionary Use Procedures

- 2.7.1. The following procedures shall apply when reviewing a Discretionary Use Development Application:
- i. The applicant must submit the completed Development Permit Application with all required accompanying documentation to the Development Officer.
 - ii. The Development Officer shall review all applications for completeness and shall inform an applicant whose application is not complete, of the information or documentation required to complete the application, and that the application will not be considered until it is complete.
 - iii. The Development Officer shall examine the application for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.
 - iv. The Development Officer may refer a discretionary-use application to an affected government agency, neighbouring municipality, First Nation, utility or qualified professional for comment. The applicant shall pay only those review costs prescribed by an applicable municipal fee bylaw or otherwise recoverable under legislation or agreement.
 - v. The Development Officer shall give notice of the received Development Permit Application for a Discretionary Use including details of the application and the date, time and place of the scheduled public hearing by:
 - 1) Letters to be mailed to the property owners within a 75-metre radius (Hamlet and Lakeshore Development Lands) or 1.6 km radius (all other RM lands) of the land subject of the application at least seven days before the application will be considered by council;
 - 2) Provide advertisement for one (1) week in a newspaper published and/or circulated in the RM of Mervin, social media, and on the RM's website;
 - 3) The notice required by this Bylaw shall be provided at least fourteen (14) days before the meeting at which Council will consider the application; and
 - 4) Where a discretionary use is deemed by the Development Officer to have a potentially significant effect upon assessed landowners along a transportation system, the area of notification may be extended to include a larger area as Council deems necessary to affected landowners along this system.
 - vi. The applicant shall pay the applicable public notice fees prescribed by the RM's fee bylaw.
 - vii. After the public hearing, all written and verbal submissions in relation to the application will be taken into consideration along with all information and documents provided to Council by the Development Officer.
 - viii. Council may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site in order to secure the objectives of the OCP, or Zoning Bylaw, with respect to:
 - 1) Site drainage of storm water.
 - 2) The placement and arrangement of lighting and signs to ensure compatibility with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area.

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- 3) The nature of the proposed site, including its size, shape, and intensity and the proposed size, shape and arrangement of buildings in relation to the intent of the zoning district within which it is proposed.
 - 4) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading.
 - 5) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour.
 - 6) Any treatment given, as determined by Council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs but not including the colour, texture or type of materials and any architectural detail.
- ix. Upon completion of the review of an application for a Discretionary Use or development, the applicant will be notified in writing of the decision of the Development Permit application and will be provided information regarding their right to appeal the development standards and conditions placed onto the Development Permit issued to the Development Appeals Board. The Development Officer may issue:
- 1) Approval of the application: Council may approve the application without conditions.
 - 2) Approval of the application with conditions: Council may approve the application with specific development standards and conditions with respect to the use or form of development.
 - 3) Refusal of the application: Council may refuse the application and shall provide written reasons for the decision.
- ix. Council may approve the discretionary use under a limited time period where it is important to monitor and re-evaluate the proposal and its conformance with the specific permit conditions and under this Bylaw and RM's OCP.
- x. The applicant shall be notified in writing of the decision and of any right of appeal provided by The Planning and Development Act, 2007.
- xi. Except where this Bylaw or an approval expressly provides otherwise, if the use or form of development authorized by a Development Permit has not commenced within twelve (12) months after the permit is issued, the permit expires. Council may grant one written extension not exceeding twelve (12) months where reasonable progress has been demonstrated.
- 2.7.2. A new discretionary use approval is required from Council where Council has previously approved a discretionary use, or a specific discretionary intensity of use, and:
- i. The use ceased and was replaced by another use.
 - ii. The use ceases for a 12-month period.
 - iii. A building required for the approved use is not started within 6 months or completed within 18 months.
 - iv. The use has not started within 6 months of completion of the building.
 - v. A use not requiring construction of a building is not started within 12 months.
 - vi. The applicant applies to increase the specifically approved intensity of use.

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- 2.7.3. Where Council has approved a discretionary use for a limited time as provided in this bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

2.8. Discretionary Use Evaluation Criteria

- 2.8.1. The subdivision, development, or implementation of any plan or proposal within the RM is subject to the policies contained in the OCP, ZB, and all development review criteria.
- 2.8.2. All applications will be reviewed based on the Development Review Criteria listed in the ZB prior to Council rendering a decision.
- 2.8.3. Applications shall also be evaluated based on additional criteria for specific discretionary uses listed within the individual zoning districts.
- 2.8.4. Council will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:
- i. The proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw and must demonstrate that it will maintain the character, appearance, density and purpose of the zoning district where necessary through the provisions of buffer areas, separation and screening.
 - ii. The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.
 - iii. The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.
 - iv. The proposal must not be detrimental to the air, soil, natural environment, and heritage resources of the surrounding area or to areas in the vicinity of potential development.
 - v. Council shall assess and consider the potential effects of the proposed discretionary use as it contributes to the social, economic and physical sustainability of the Municipality.

2.9. Refusal of a Development Permit

- 2.9.1. A Development Permit shall be refused if it does not comply with this Bylaw and the RM's OCP.
- 2.9.2. A reason for the refusal shall be indicated on the refused Development Permit form.
- 2.9.3. The Development Officer shall not accept the submission of a Development Permit on the same parcel of land for the same use and/or form of development within a six (6) month period from the date of the first Development Permit refusal by the Development Officer, Council, Development Appeals Board or the Saskatchewan Municipal Board.
- 2.9.4. The applicant will be notified in writing of the decision and will be provided information regarding their right to appeal to the Development Appeals Board.

2.10. Concurrent Processing of Development Permits and Building Permits

2.10.1. A Building Permit, where required, shall not be issued unless a Development Permit has been issued, or is issued concurrently.

2.11. Referral to Saskatchewan Health Authority

2.11.1. A copy of all approved Development Permit applications, involving the installation of water and sanitary services, shall be sent to the local office of the Saskatchewan Health Authority (SHA). It is the responsibility of the applicant to secure permits for installation of water and sanitary water services.

2.12. Development Appeals Board

2.12.1. A Development Appeals Board of the RM of Mervin is appointed by Council resolution in accordance with *The Planning and Development Act, 2007*. Detailed guidelines may be found in the *Development Appeals Board Guide*, issued by the Government of Saskatchewan.

2.12.2. In addition to any other right to appeal, mentioned above, an applicant has the right to appeal this Bylaw where a Development Officer:

- i. Is alleged to have misapplied the Zoning Bylaw in issuing the Development Permit;
- ii. Refuses to issue a Development Permit because it would contravene the Zoning Bylaw; or
- iii. Issues an order based on an inspection, to the owner, operator or occupant of lands, building or premises considered contravening the Zoning Bylaw.

2.12.3. Applicants will also be notified of the right to appeal the development standards and conditions prescribed by the Development Officer and/or Council with respect to a discretionary use application, where in their opinion the development standards and conditions exceed those necessary to secure the objectives of this Bylaw and the RM's OCP. This specific right of appeal extends thirty (30) days after the issuance or refusal of a Development Permit.

2.12.4. If an application for a Minor Variance is refused or approved with development standards and conditions, the applicant may appeal to the Development Appeals Board within thirty (30) days after the date of that decision.

2.12.5. When determining and hearing the appeal, the members of the Development Appeals Board hearing the appeal:

- i. Are bound by the RM's Official Community Plan;
- ii. Must ensure that its decisions conform to the uses of land, intensity of use and density of development in the Zoning Bylaw; and,
- iii. Must ensure that its decisions are consistent with any provincial land use policies and statements of provincial interest; and,
- iv. May, subject to clauses (i) to (iii), confirm, revoke, or vary the approval, decision, any development standard or conditions, or order imposed by the approving authority, the Council, or the Development Officer, as the case may be, or make or substitute any approval, decision or condition that it considers advisable if, in its opinion, the action would not:
 - 1) Grant to the applicant a special privilege inconsistent with the restrictions on the neighbouring properties in the same zoning district;

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- 2) Amount to relaxation so as to defeat the intent of the Zoning Bylaw; or,
- 3) Injuriouly affect the neighbouring properties.

2.12.6. Public notices, considerations of additional materials, procedures, and timelines for the decision of the Development Appeals Board will be initiated and followed according to Sections 222 to 225 of the PDA upon receiving a Development Appeal application by the applicant.

2.12.7. Within thirty (30) days or receipt of a copy of the decision of the Development Appeals Board, the Council, appellant, or any other person may, file with the Saskatchewan Municipal Board (SMB) a notice of appeal, in the form and manner established by the SMB.

2.12.8. In determining an appeal, the SMB may:

- i. Dismiss the appeal; or,
- ii. Make any decision with respect to the appeal that the Development Appeals Board could have made.

2.12.9. The right of appeal does not exist in the following situations:

- i. Council refusing to rezone the applicant's land;
- ii. The proposed use is prohibited; or,
- iii. Rejecting an application for approval of Discretionary Use.

2.13. Planning and Development Fees

2.13.1. Refer to the RM of Mervin's Planning and Development Fee Bylaw.

2.14. Enforcement, Offences and Penalties

2.14.1. In accordance with *The Planning and Development Act, 2007* the Development Officer may, at a reasonable time, and with the consent of the owner, operator, or occupant enter any land, building, or premises for the purposes of inspection where the Development Officer has reasonable grounds to believe that any development or form of development on or in the land, building or premises contravenes any provision of the Zoning Bylaw. Any steps to enforce the provisions of the Zoning Bylaw shall be followed as set out in *The Planning and Development Act, 2007*.

2.14.2. If, after inspection, the Development Officer determines that the development or form of development contravenes any provision of this Bylaw, the OCP, a development or servicing agreement, a Development Permit or condition, or a caveat under this Bylaw, the Development Officer may issue a written order to the owner, operator or occupant of the land, building or premises on or in which the development or form of development is located.

2.14.3. In a written order, the Development Officer:

- i. Shall specify the contravention;
- ii. May direct the person to whom the order is issued to do all or any of the following:
 - 1) Discontinue the development or form of development;
 - 2) Alter the development or form of development to remove the contravention;
 - 3) Restore the land, building or premises to its condition immediately before the undertaking of the development or form of development; or,

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- 4) Complete all work necessary to comply with the Bylaw.
- iii. Shall set a time in which a direction is to be complied with; and,
- iv. Shall advise of the right to appeal the order to the Development Appeals Board.

2.14.4. Any order made may be delivered by registered mail or personal service.

2.14.5. The Development Officer may register an interest based on an order in the land registry against the affected title. If an interest has been registered against a title the order runs with the land and is binding on the registered owner and on any subsequent registered owner of that land. If an interest has been registered against title and the order has been complied with, the Development Officer shall discharge the interest.

2.14.6. Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in *The Planning and Development Act, 2007*.

2.15. Minor Variance to the Zoning Bylaw

2.15.1. An application may be made to the Development Officer for a minor variance to the Zoning Bylaw by the completion and submission of a Development Permit and associated fee.

2.15.2. The Development Officer shall maintain a register of all minor variances' applications.

2.15.3. The Development Officer may vary the requirements of the zoning bylaw subject to the following conditions:

- i. A minor variance may be granted for variation only of:
 - 1) The minimum required distance of a building from the lot line; and,
 - 2) The minimum required distance of a building to any other building on the same lot;
- ii. The maximum amount of minor variance shall not exceed a 10% variation from the requirements of this Bylaw;
- iii. The development shall conform to the Zoning Bylaw with respect to the use of the land; and,
- iv. The relaxation of the Zoning Bylaw shall not adversely affect neighbouring properties.

2.15.4. No minor variance shall be granted if:

- i. It is a discretionary use form or type of development;
- ii. It is in connection with a Contract Zoning Agreement pursuant to Section 69 of the PDA, respecting the rezoning of land; or,
- iii. It would be inconsistent with any provincial land use policies or *Statements of Provincial Interest Regulations*.

2.15.5. On receipt of an application for a minor variance, the Development Officer may:

- i. Approve the minor variance;
- ii. Approve the minor variance and impose terms and conditions on the approval; or,
- iii. Refuse the minor variance.

2.15.6. Where the Development Officer imposes terms and conditions on the approval the terms and conditions shall be consistent with:

- i. Minimize adverse impacts on neighbouring properties;

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- ii. Providing adequate separation between buildings for safety reasons; and,
- iii. Avoiding encroachment into adjoining property.

2.15.7. Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing and provide reasons for the refusal.

2.15.8. Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the application. The written notice required shall:

- i. Contain a summary of the application for minor variance;
- ii. Provide a reason for and an effective date of the decision;
- iii. Indicate that an adjoining assessed owner may, within twenty (20) days, lodge a written objection with the Development Officer, which will result in the approval of the minor variance being revoked; and
- iv. If there is an objection, advise that the applicant will be notified of the right to appeal to the Development Appeals Board.

2.15.9. The written notice required shall be delivered:

- i. By registered mail; or
- ii. By personal service.

2.15.10. A decision that approves a minor variance, with or without terms and conditions, does not take effect:

- i. In the case of a notice sent by registered mail, until twenty-three (23) days from the date the notice was mailed; or,
- ii. In the case of a notice that is delivered by personal service, twenty (20) days from the date the notice was served.

2.15.11. If an assessed owner of property having a common boundary with the applicant's land, submits a written objection to the municipality respecting the approval of the minor variance within the prescribed time period the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:

- i. Of the revocation of the approval; and
- ii. Of the applicant's Right to Appeal the revocation to the Development Appeals Board within thirty (30) days of receiving the notice.

2.15.12. If an applicant for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within thirty (30) days of the date of that decision.

2.16. Zoning Bylaw Amendments

2.16.1. All requests made to the RM for a Zoning Bylaw Amendment must include the following:

- i. A completed Zoning Bylaw Amendment Application form;
- ii. A copy of the Plan of Proposed Subdivision, if the amendment includes a subdivision;
- iii. A copy of the title(s) and parcel picture(s) for the lands involved, including any registered interests and/or easements which would be of importance in the review process;

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- iv. A written statement for the reasoning for the amendment; and,
- v. Zoning Amendment Application fees.

2.16.2. Council may amend this Bylaw, either by its own initiative or a by a request from the public, to achieve compliance with the RM's OCP or to alter any zoning regulations or districts.

2.16.3. When an application is submitted to the RM to amend the Zoning Bylaw, the applicant is responsible for the cost of all advertising methods; newspaper advertisement and letter mailed out to adjacent property owners. Council also may require the applicant to pay all costs incurred in the professional review of the application and in carrying out a public hearing.

2.16.4. The Development officer may request supplementary information be submitted as part of the application to amend the Zoning Bylaw, in order to evaluate and make a recommendation regarding the application.

2.17. Zoning Bylaw Amendment Procedures

2.17.1. The following procedures shall apply for Zoning Bylaw Amendments:

- i. The applicant must submit the completed Zoning Bylaw Amendment application with all required accompanying documentation and fees to the Development Officer.
- ii. The Development Officer will review the submitted information and documentation for compliance with this Bylaw and the RM's OCP.
- iii. The Development Officer may refer the Zoning Bylaw Amendment application to government agencies, surrounding municipalities, Thunderchild First Nation, legal, engineering or other professionals for consideration and comments. The cost of the referral will be the responsibility of the applicant.
- iv. For rezoning applications, the Development Officer shall give notice by regular mail that the application has been filed and include details of the application and the date, time and place of the scheduled public hearing to the assessed owner of each abutting property and/or each assessed owner of property within:
 - 1) A 75-metre radius (Hamlet and Lakeshore Development Lands) or 1.6 km radius (all other RM lands) of the land subject of the application.
- v. The Development Officer shall give notice of a Zoning Bylaw Amendment application by advertisement inserted in a newspaper circulating in the municipality for at least two weeks, social media, and on the RM's website. The advertisement must appear in the newspaper circulating in the municipality at least once each week for two consecutive weeks before the public hearing is held. The first advertisement must be published at least four clear weeks before the date of the public hearing.
- vi. The applicant shall pay the applicable public notice fees prescribed by the RM's fee bylaw.
- vii. After the public hearing, all written and verbal submissions in relation to the application will be taken into consideration along with all information and documents provided to Council by the Development officer.
- viii. The applicant will be notified of Council's decision by regular mail.

2.18. Supplementary Information

2.18.1. Applicants may be required to prepare and provide supplementary information as part of any application to the RM relating to all Development Permit applications, Discretionary Use applications, Rezoning, and all other applications for development and re-development of a site, as requested by the Development Officer or Council, as applicable, including but not limited to:

- i. Comprehensive Development Report;
- ii. Geotechnical Report;
- iii. Engineered Water and Sewer Plans;
- iv. Storm-water Management Plan;
- v. Fire and Protective Service Capacity Report;
- vi. Site Grading and Elevation Plan;
- vii. Hydrogeological Impact Assessment and Flood Risk Study;
- viii. Traffic Impact Assessment;
- ix. Sensitive Environmental Area Analysis;
- x. Landscaping Plan;
- xi. Compaction Test;
- xii. Water Testing;
- xiii. Noise and Vibration Impact Study;
- xiv. Wildlife Habitat Study;
- xv. Mineral Extraction Study;
- xvi. Heritage Resource Impact Assessment;
- xvii. Pedestrian Access Plan;
- xviii. Public Engagement Plan;
- xix. Comments from other Government agencies and municipalities; and,
- xx. Any other professional study, report, assessment and analysis which would provide additional information.

2.19. Servicing Agreement

2.19.1. Council may require a developer/applicant to enter into a servicing agreement with the RM when a development proposal involves a subdivision to ensure appropriate servicing.

2.19.2. In accordance with the PDA, the servicing agreement may provide for:

- i. The undertaking by the applicant to install or construct within the proposed subdivision, and in accordance with the specifications stated in the agreement, any storm sewers, sanitary sewers, drains, watermains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved street and lanes, connections to existing services, area grading and levelling or land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require;

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- ii. The payment by the applicant of fees that the Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreation space facilities, located within or outside the proposed subdivision and that directly or indirectly serves the proposed subdivision;
- iii. Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the RM;
- iv. Provisions for the applicant and the RM to share the cost of any work specified in the agreement;
- v. Any assurance as to performance that the council may consider necessary. This may include a performance bond, property escrow or irrevocable standing letter of credit that the municipality may use to complete construction if the developer defaults;
- vi. The amount and location for a municipal utility that the RM may require for the location of a public work or public utility;
- vii. Required concept or site plans, maps, development or design standards, proposed infrastructure plans, estimated cost of subdivision services, etc. which may all be attached as appendices to the agreement;
- viii. If the provision of service requires capital costs to connect the development to a provincial highway:
 - a) The applicant is to enter into a transportation partnership agreement with the Ministry of Highways; or,
 - b) The payment of fees is based on a transportation partnership agreement between the RM and the Ministry of Highways.

2.19.3. Servicing Agreements shall not provide for the completion of any work by the applicant or the payment of fees by the applicant that were previously addressed by the payment of development levies or in a development levy agreement, unless the RM will incur additional capital costs as a result of the subdivision.

2.19.4. If the RM and the developer, applicant and/or property owner are unable to enter into the agreement within 90 days after the date of the application for the development permit or proposed subdivision of land, the developer, applicant and/or property owner may apply to the Saskatchewan Municipal Board for a decision respecting all or any of the following:

- i. Whether or not a service agreement is necessary;
- ii. The proposed terms and conditions of the service agreement; or,
- iii. Whether or not the application for the development permit or proposed subdivision of land is incomplete.

2.20. Development Levy Agreement

2.20.1. Where development requiring a permit is proposed in the absence of subdivision that results in additional capital costs incurred by the RM, the developer shall be required to enter into a Development Levy Agreement to address the specifications or the development and provisions for payment of any levies deemed necessary by Council pursuant to the PDA.

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- 2.20.2. If the subdivision of land is involved, development levies must not be used as a substitute for servicing agreement fees.
- 2.20.3. In accordance with the PDA, the primary purpose of development levies is for recovering all or part of the RM's capital costs of providing, altering, expanding or upgrading the following services and facilities associated, directly or indirectly, with a proposed development: sewage, water, or drainage works; roadways and related infrastructure; parks; and, recreational facilities.
- 2.20.4. Subject to Section 171 of the PDA, a Council may assess only one development levy on one development.
- 2.20.5. The Development Levy Bylaw shall prescribe the terms and conditions when entering into a Development Levy Agreement.
- 2.20.6. Until such time there is a Development Levy Bylaw in place, the RM shall not execute any Development Levy Agreements with the applicant or owner(s) of the proposed development.
- 2.20.7. Unless a request for payment is made, an applicant, within 30 days after receiving a request, may appeal the request to the Saskatchewan Municipal Board on any of the following grounds:
 - i. That the capital work or project for which the development levy or fee is to be collected does not directly or indirectly serve the proposed development;
 - ii. That the development levy is not for capital costs;
 - iii. That the calculation of the development levy is incorrect; or,
 - iv. That the levy or equivalent money has already been paid with respect to the development.
- 2.20.8. If the RM and the developer, applicant and/or property owner are unable to enter into the agreement within 90 days after the date of the application for the proposed development, the developer, applicant and/or property owner may apply to the Saskatchewan Municipal Board for a decision respecting all or any of the following:
 - i. Whether or not a Development Levy Agreement is necessary;
 - ii. The proposed terms and conditions of the Development Levy Agreement; or,
 - iii. Whether or not the application for the proposed development permit is incomplete.

2.21. Interest Registration

- 2.21.1. Where authorized by legislation, Council may require the registration of a development levy agreement, servicing agreement, easement, caveat or other registrable instrument against the affected land to secure an obligation or protect a municipal interest.
- 2.21.2. The cost to register the interest on the affected lands will be the sole responsibility of the developer or applicant.

3. General Regulations

The following regulations shall apply to all zoning districts in this Bylaw.

3.1. Compliance Requirements

- 3.1.1. All development and subdivision proposal shall meet the requirements of *The Planning and Development Act, 2007*, *The Statements of Provincial Interests Regulations*, *The Subdivision Regulations, 2014*, the OCP, and this Zoning Bylaw.
- 3.1.2. Compliance with the requirements of this Bylaw shall not exempt any persons from the requirements of any federal, provincial or municipal legislation. A copy of any license, Permit or approval granted by any federal, provincial or municipal governing body is required to be submitted to the RM.
- 3.1.3. All applicable federal, provincial and municipal requirements shall be met. Where requirements are irreconcilable, the enactment having paramount legal authority shall prevail.

3.2. Existing buildings

- 3.2.1. Where a Principal or Accessory Building has been erected on or before the effective date of this Bylaw, on a lot which does not meet the minimum requirements for frontage, site area or front, side or rear setbacks, the building may be enlarged, reconstructed, repaired or renovated provided that:
 - i. The enlargement, reconstruction, repair or renovation does not further reduce the front, side or rear yard that does not conform to this bylaw;
 - ii. All other applicable provisions of this Bylaw are complied with; and,
 - iii. A Development Permit and Building Permit must be submitted to the RM for approval by the Development Officer and Building Official respectively, prior to any alterations occurring.

3.3. Front Yard Reduction

- 3.3.1. Notwithstanding the minimum depth of front yard required by this Bylaw, where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement for front yard depth, the front yard required on the said lot may be reduced to an average of the two residential front yards on the adjacent lots.

3.4. Projections In Yards

- 3.4.1. The following projections in yards may be permitted subject to the setback requirements of *The National Building Code (NBC)*:
- 3.4.2. The following features may project into a required front, rear, and side yard:
 - i. Cantilevered construction of fire escapes, bay windows, box windows, chimney chase, bookcases, built in cabinets, balconies, gutters, window sills, canopies, eaves to a maximum projection of 0.90 metres (2.95 feet);
 - ii. Unenclosed decks no higher than 0.61 metres (2 feet) above the finished grade, cantilevered balconies, porches and steps to a maximum projection of 1.83 metres (6 feet); and,
 - iii. A wheelchair ramp may encroach into any front and/or rear yard.

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- 3.4.3. No projections shall be permitted within a side yard required for vehicular access or parking where any portion of the said projection would be at an elevation lower than 2.44 metres (8 feet) above the finished grade elevation measured at the corresponding side wall of the building.

3.5. Prohibited Land Uses and Noxious Development

- 3.5.1. Any land use that is not specified in this Bylaw or in a Zoning District listed as a permitted, discretionary, or accessory use shall be prohibited.
- 3.5.2. Without limiting the preceding provision, the following uses are prohibited in every Zoning District:
- i. Commercial Wind Energy Systems;
 - ii. Commercial Solar Energy Systems;
 - iii. Recreational Vehicle Parks and other Multi-Site Recreational Vehicle Developments;
 - iv. Mobile Home Parks and Manufactured Home Parks; and
 - v. Private Airstrips and private airports.
- 3.5.3. No land, building or structure shall be used and/or development for any purposes that is noxious.
- 3.5.4. No land, building or structure shall be used and/or developed for any purpose that is likely to become a nuisance by:
- i. Creation of noise;
 - ii. Creation of vibration;
 - iii. Emission of light/glare;
 - iv. Emission of gas, fumes, smoke, dust or objectionable odour;
 - v. Reason of unsightly storage of goods, ware, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles/trailers, machinery or other such material; or,
 - vi. Any combination of the above.

3.6. Land Uses Permitted in All Zoning Districts

- 3.6.1. The following land uses are permitted in all Zoning Districts:
- i. The use of any land as a public street or lane;
 - ii. The use of any land as a public park, pathway and open space;
 - iii. The erection of authorized signage; and,
 - iv. The use of any land or the erection of any building that is essential to the operation of the RM's public works department, which includes hamlets.

3.7. Principal Use Established

- 3.7.1. In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

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- 3.7.2. The principal use is established when the Municipality's Building Official completes the Occupancy Inspection for the principal building and issues an Occupancy Permit or otherwise deems the building approved for occupancy in writing. If the principal use does not contain any buildings, the principal use is established when, in the opinion of the Development Officer, the site has been developed to a completion state of approximately 80% for the carrying out of the principal use or when activities are being carried out on the site that are consistent with the primary activities that would be required to facilitate the principal use.
- 3.7.3. Within the Agricultural (A) Zoning District and on agricultural operation or farm sites only accessory buildings are permitted to be constructed, erected or moved onto the site prior to the construction of a principal building (such as dwelling) when the purpose of the accessory building is to store farm and agricultural equipment or materials/products.

3.8. Accessory Uses, Buildings and Structures

- 3.8.1. An accessory building, use or structure is allowed in any Zoning District, when a principal use, building or structure has been established and permitted.
- 3.8.2. A Development Permit must be submitted to the RM and approved by the Development Officer prior to any commencement or construction of the accessory building, use, or structure.
- 3.8.3. In all Zoning Districts, there is no maximum number of accessory buildings per site, ensuring that all site regulations and developments standards are met.
- 3.8.4. Unless otherwise specific in this Bylaw, a residential use shall not qualify as an accessory use. Accessory structures shall not be used as a dwelling unless approved as a garage suite.
- 3.8.5. An accessory building or structure to be structurally detached from the principal building and/or any other accessory building shall have a minimum of 1 metre separation from wall to wall.
- 3.8.6. Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.

3.9. Number of Principal Buildings

- 3.9.1. Only one principal building shall be permitted on any one lot, except for the following uses, in which may have more than one principal building on any one lot:
- i. Schools or Educational Institutions;
 - ii. Hospitals;
 - iii. Curling and Skating Rinks;
 - iv. Recreational Uses;
 - v. Agricultural Uses;
 - vi. Commercial Uses;
 - vii. Industrial Uses;
 - viii. Nursing Homes and Senior Citizen Homes;
 - ix. Multi-Unit Residential use, in the form of an apartment;

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- x. Public utilities;
- xi. Municipal buildings, facilities and structures that includes emergency services; and,
- xii. Multiple Complimentary (Vertically Integrated) uses.

3.9.2. In the case of semi-detached dwellings and townhouses, where a common wall separates two adjacent dwelling units, each dwelling unit is considered to be a principal building.

3.10. Non-conforming Uses, Buildings and Sites

- 3.10.1. Any use of land, any building or structure, or any site lawfully existing at the time of passing this Zoning Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold in accordance with provisions of Section 88 to 93 inclusive, of the PDA.
- 3.10.2. Any existing non-conforming use may be continued if the use conformed to the Bylaw that was in effect at the time of the development and the use has not been discontinued for twelve (12) consecutive months.
- 3.10.3. Non-conforming buildings or sites may continue to be used, maintained and repaired in their present form.
- 3.10.4. No enlargement, additions, or reconstructions of a non-conforming use, building or structure shall be undertaken, except in conformance with these provisions.
- 3.10.5. No existing use, building or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the imperial system of measurement to the metric system or measurement.
- 3.10.6. No existing non-conforming site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which the site is located.

3.11. Building to be Moved

- 3.11.1. No building or portion of a building shall be moved within, into or out of the area covered by this Bylaw without first obtaining an approved Moving Permit from the Building Official.
- 3.11.2. Accessory building(s)/structure(s) which have a maximum floor area of 10m² (107.6 ft²) and maximum height of 2.44 m (8 ft) are exempt from this requirement.
- 3.11.3. Where an application requiring permitting is received for a previously occupied or used residential building or dwelling, the following shall apply in all districts:
 - i. For the purpose of this section, a Move-In building shall include any principal or accessory building, dwelling, or other use, which was previously used or occupied, and which is being moved into a new site within the RM; and, for simplification shall be referred to as a "Move-In" use.
 - ii. Where a Move-In use is proposed, it shall be specified in the development permit application.

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- iii. Notwithstanding any other portion of this bylaw, a Move-In use, shall be considered a discretionary use. The general regulations, site regulations and standards, and evaluation criteria of the specific zoning district shall supplement this section, the same as where said use is a “permitted use”.
- iv. A proposal for a Move-In use must demonstrate that the age, condition, and style of its exterior treatment is compatible with the general appearance of buildings in the neighboring area, and/or shall be accompanied with plans showing proposed renovations, improvements, and timeline for completion where proposed.
- v. Move-In uses shall be placed on a permanent foundation and the base of the unit enclosed if not constructed or placed on a type of enclosed foundation.
- vi. Where required, a Move-In use shall be required to demonstrate compliance with the RM’s building bylaw prior to placement on site and will require a pre-move inspection.
- vii. Photographs showing all sides of the Move-In use shall be submitted with a development permit application to aid in the demonstration of its current condition.
- viii. Council will consider the feasibility of moving the building on to site and the potential impacts on municipal infrastructure. In all cases the applicant shall be responsible for any utility movement or relocation, and infrastructure upgrades or damage resulting from the moving and transport of the structure.
- ix. Council may specify a permit condition of an inspection prior to the move and a performance bond to address potential negative impacts to RM infrastructure from the transport of the structure.

3.12. Demolition of Buildings

- 3.12.1. No building or portion of a building, excluding accessory buildings, shall be demolished within the RM’s boundaries without obtaining a Demolition Permit from the Building Official.
- 3.12.2. A separate Development Permit and/or Building Permit may be required for any further re-development of the site.
- 3.12.3. A compaction test of the site may be required prior to any re-development of the site.
- 3.12.4. All materials, which were the result of the demolition must be safely removed to an off-site waste disposal site immediately after the demolition of the building, in accordance with Federal, Provincial, and Municipal regulations.
- 3.12.5. A performance deposit may be required to be submitted by the property owner to the RM to ensure for the proper removal of all demolition materials.

3.13. Replacement of Dwellings

- 3.13.1. When an applicant has submitted a building and development permit for new construction, the purpose of which is to replace the existing building, the Development Officer may issue a conditional development permit for the new building subject the following condition:

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- i. The existing building must be removed or demolished, the site shall be leveled and properly graded and compacted, the site is to be clean within six (6) months of the date of the issuance of the conditional development permit.

3.13.2. The replacement of existing dwellings is only permitted within the Agricultural and Country Residential districts. In all other Zoning Districts, the existing dwelling must be demolished or removed prior to the issuance of a building Permit for a new dwelling.

3.13.3. A performance deposit may be required to be submitted by the property owner to the RM to ensure for the proper removal of the dwelling.

3.13.4. All materials and/or dwelling must be safely removed off-site as per Federal, Provincial, and Municipal regulations.

3.14. Height of Buildings

3.14.1 Where a maximum height is specified in any zoning district, the maximum height shall be the vertical distance measured from the grade level to the highest point of the roof surface, if the roof is flat; the deck line of a mansard roof; and, to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

3.14.2 The maximum building height shall not apply to the following:

- i. Chimneys;
- ii. Antennas;
- iii. Church spires, belfries and cupolas;
- iv. Monuments; and,
- v. Mechanical service facilities and necessary mechanical appurtenances, provided they are erected only to such heights as is necessary and provided they do not cover more than 10% of the gross roof area upon which they are located.

3.15. Restoration of Site

3.15.1. The Development Officer may require the following for the structural improvement, or restoration of any building, structure or site to a safe standard:

- i. A Development Permit;
- ii. An inspection from a certified Building Inspector;
- iii. A Drainage Plan by a certified professional; and/or,
- iv. Installation of a fence surrounding the building, structure or site.

3.15.2. All costs associated with the required restoration to a safe condition of a site will be the responsibility of the developer and/or property owner.

3.16. Grading and Levelling of a Site

- 3.16.1. A Development Permit is required for any excavations, grading, leveling, and filling of a site. If the site is situated in or near a potentially flood prone area, the Permit may be referred to Water Security Agency (WSA) and/or other regulatory bodies for comments.
- 3.16.2. All underground and above ground utilities lines must be located and flagged prior to all excavations, filling and grading/levelling of a site.
- 3.16.3. All excavations or filling shall be re-vegetated immediately after other construction activities are concluded, with a suitable ground cover as may be necessary to prevent erosion and in accordance with the following:
- i. All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling; and,
 - ii. All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the municipality.
- 3.16.4. Any site proposed for a development shall be graded and levelled at the owners' expense to provide for adequate surface drainage, which does not adversely affect adjacent property, in accordance with the requirements of the RM and/or the approved grading plan.
- 3.16.5. The Developer/Applicant shall submit to the RM an overall grading plan for the Affected Area. The information shall include:
- i. Street centerline and ditch elevations;
 - ii. The finished landscaped elevation at the building setback;
 - iii. The finished landscaped elevation at the property line for each lot;
 - iv. Invert of sewer connection at the front property line for each lot;
 - v. Elevations for special drainage features; and,
 - vi. Drainage direction arrows.
- 3.16.6. Individual property owners are responsible to ensure compliance with the elevations shown on the approved overall grading plan of all grading and/or landscaping on the site.
- 3.16.7. Lot gradients shall follow the standards mentioned below, unless otherwise approved by an engineer and the RM as part of an approved drainage plan.
- 3.16.8. In general, the lot gradients shall be such that the minimum slope in the front yard from the dwelling unit to the shoulder of the finished street shall not be less than two percent (2%), preferably at five percent (5%).
- 3.16.9. The minimum slope from the dwelling to the rear property line shall be one percent (1%) to the lower corner of the lot.
- 3.16.10. In cases where the back yard slope is towards the house, the minimum slope shall be two percent (2%) with provisions to keep run-off at least 1.22 metres (4 feet) away from the house. Rear to front drainage shall be conducted along both sides of the house to the front street.

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- 3.16.11. In general, the surface gradient away from a dwelling unit, on all sides, shall be two percent (2%) to a distance of at least 1.22 metres (4 feet). On at least one side of the dwelling the surface gradient, from the 1.22 metre (4 foot) distance, shall be at least one percent (1%) and shall continue to the edge of the lot.
- 3.16.12. Roof drainage shall be directed via downspouts away from the house towards the street or rear of the lot.

3.17. Fences, Landscaping, and Vegetation

- 3.17.1. It is the responsibility of the property owner(s) to ensure that all fences and landscaping features are located within property lines, on property lines, or in accordance with the setbacks outlined in the zoning district. This may require hiring a Saskatchewan Land Surveyor at their cost in the case of a dispute.
- 3.17.2. Fences and landscaping features adjacent to any street or lane shall be subject to sight triangles.
- 3.17.3. The property owner(s) are also responsible for the maintenance of fences, landscaping features, and vegetation on their own lot.
- 3.17.4. Except where required for screening, a fence, shall not exceed 1.83 metres (6 ft.) in height along the side and rear lot lines; and may not exceed 0.91 metres (3 ft.) along the front lot line.
- 3.17.5. No screening device, fences, hedges, or shrubs shall be located within a sight triangle as defined in this Bylaw or by the Ministry of Highways if the property line abuts a provincial highway right-of-way.
- 3.17.6. Barbed wire fencing is only permitted within the Agricultural and Country Residential zoning districts with the exception for Public Utilities and Works sites (i.e. lagoons, etc.).
- 3.17.7. No trees, shrubs or tall vegetation shall be located within the site triangle.
- 3.17.8. A permit from the Ministry of Highways is required for all vegetation planted adjacent to a provincial highway.
- 3.17.9. The removal of trees may be permitted in the Lakeshore Development District for the purposes of construction of access ways, park development buildings, or the clearing of dead or diseased trees by a qualified individual, as per the Municipality's policies.

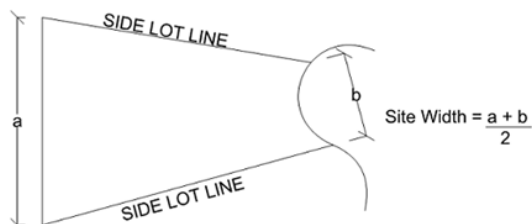
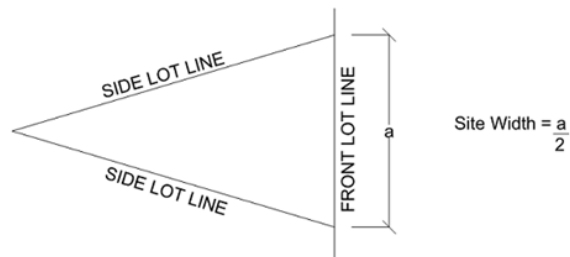
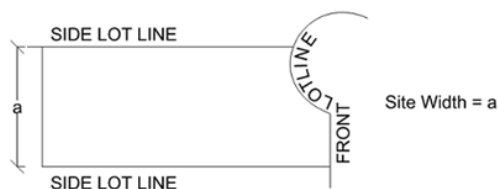
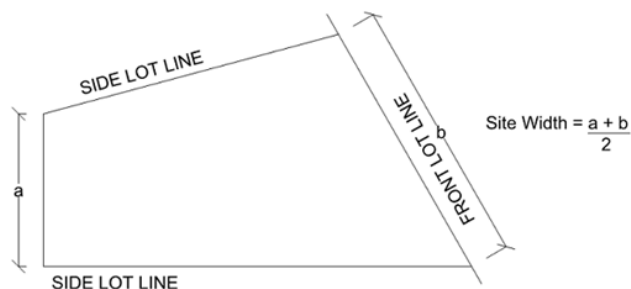
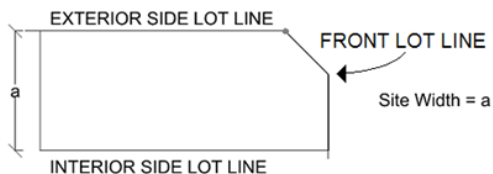
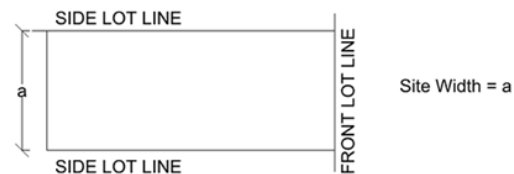
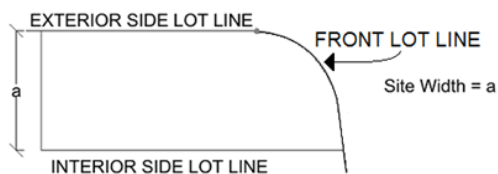
3.18. Frontage and Access

- 3.18.1. All developments which require public access are required to meet the minimum frontage as outlined in the zoning districts along an all-weather registered road, except when the developer/property owner has entered into an agreement with Council regarding road construction and/or improvements.
- 3.18.2. The requirement for the development of a service road or local street to provide access may be imposed as a condition of approval for any new development.

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- 3.18.3. Where feasible, multi-parcel subdivisions with one or more local streets should provide no less than two points of connection to a public roadway to ensure sufficient emergency access and egress. The RM will consult with local emergency response personnel when determining access requirements.
- 3.18.4. All site access from roads shall be to the satisfaction of Council with respect to location, design, and construction standards. Council shall consider the physical capability and safety of the roads that are proposed to serve the development.
- 3.18.5. The site frontage of irregular shaped lots shall be determined using the following:



3.19. Approach/Driveway Requirements

- 3.19.1. All approaches/driveways adjacent to public roads require an Approach Permit application to the Municipality. If the approach/driveway is adjacent to a provincial highway, the approach/driveway requires approval from the Ministry of Highways.

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- 3.19.2. The Development Officer, in consultation with the Public Works Department, shall decide upon all approach/driveway applications and based on location, drainage, traffic flow, sight lines, road standards, construction timelines, and safety considerations, may approve or refuse an application for an approach/ driveway, in accordance with the Municipal policies.
- 3.19.3. The approach shall be constructed with no resulting damage to the road shoulder, road surface side slopes and/or ditches.
- 3.19.4. The applicant shall be responsible for locating all utilities within the right-of-way and ensuring that construction does not result in any damage or interference.
- 3.19.5. At no time during construction shall the road be closed to traffic.
- 3.19.6. If a temporary traffic closure is required for safe construction, the applicant must contact the Municipality to arrange for adequate public notice and ensure proper signage.
- 3.19.7. The maintenance of the approach is the sole responsibility of the landowner of the property to which access is granted from the approach.
- 3.19.8. All construction costs will be the responsibility of the developer or property owner.
- 3.19.9. The material used for the construction of the approach/driveway shall not come from the road right-of-way.
- 3.19.10. No approach shall be constructed in such a manner as to restrict sight lines or in any way adversely affect traffic safety.
- 3.19.11. The developer or property owner is responsible for ensuring the drainage is not compromised or altered during the construction and completion of the approach/driveway.
- 3.19.12. The development of new, modification to, or removal of approaches/driveways adjacent to a Provincial Highway requires approval from the Ministry of Highways.
- 3.19.13. When the Municipality becomes aware of a non-conforming approach, written notice shall be provided to the landowner of the approach specifying the remedial work that must be completed and the timeframe for completion.
- 3.19.14. If the owner has not completed the remedial work to the satisfaction of the Municipality or has not completed it within the specified time frame, Council may require that the remedial work be completed by the Municipality at the landowner's expense, and all costs incurred by the municipality in completing the remedial work shall be paid by the landowner.
- 3.19.15. The applicant shall indemnify the RM, the elected officials, employees and agents from all claims, liabilities, losses, damages, costs (including legal fees) and expenses from causes or actions arising out of any breach or failure to perform by the applicant loss of property caused by negligence or willful misconduct on the part of the applicant or their employees, contractors, subcontractors, officers and/or agents.

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3.20. Approach/Driveway Design

- 3.20.1. Council may establish regulations or other policies for approach construction standards apart from the Zoning Bylaw.
- 3.20.2. All approaches, regardless of zoning district, shall be constructed according to the RM Approach Construction Standards Policy.

3.21. Roadways

- 3.21.1. Council may establish regulations or other policies for road construction standards apart from the Zoning Bylaw. Road standards may be established to provide service to specific forms of development.
- 3.21.2. The required standards for any road shall be determined based on the location, type of anticipated development adjacent to the roadway and environmental conditions. The standards shall be specified in the development or servicing agreement.
- 3.21.3. Council may require applicants and developers to pay for any or all costs associated with road construction and short-term maintenance where the costs are directly related to or caused by the development or subdivision.
- 3.21.4. Development adjacent to a provincial highway shall meet all requirements of the Saskatchewan Ministry of Highways.
- 3.21.5. When required, all Provincial Permits from the Ministry of Highways must be obtained by the applicant or developer and a copy must be provided to the municipality.
- 3.21.6. Notwithstanding any regulations passed by the Province of Saskatchewan which apply to highways, this Bylaw may establish more stringent standards than those required by the Province for developments adjacent to highways and intersections.
- 3.21.7. When any development is approved on land adjacent to an unconstructed road allowance and access is required from the said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to municipal standards.

3.22. Regional Road Allowances and Municipal Property

- 3.22.1. The RM must have access at all times to the regional road allowances, lanes, walkways, municipal utilities and all municipal property.
- 3.22.2. Written permission is required from the RM before constructing, placing or moving anything onto municipal property.
- 3.22.3. Any vegetation planted on municipal property may be removed by the RM without notice to adjacent property owners, at the expense of whomever planted the vegetation.
- 3.22.4. No person shall place, keep, or permit the storage of any materials, goods, equipment, vehicles, structures, or other items on municipally owned property, except where such storage is authorized by and required for the operations of the Municipality.

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3.22.5. The municipality shall be permitted access to all municipal utilities.

3.23. Road Closures

3.23.1. In the event the developer proposes to permanently close an existing street or road as part of the development, the RM shall refer to *Street and Road Closure in Saskatchewan* as a separate guideline document for necessary requirements to accommodate the proposal.

3.23.2. In the event that a dedicated street or lane shown on the Zoning District Map is closed, the property formerly in such street or lane shall be included within the Zoning District of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different Zoning Districts, the new district boundaries shall be the former centre line of the closed street or lane.

3.24. Sight Triangle

3.24.1. In all Zoning Districts, no buildings, structures, fencing, landscaping (trees, bushes, earth pile, vegetation) and other objects shall be located within the sight triangle.

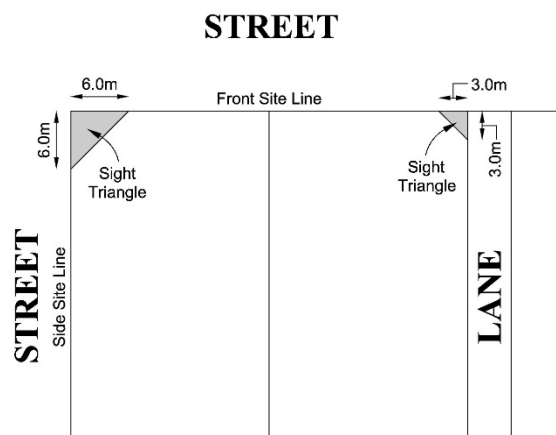
3.24.2. Developers are responsible for the initial clearing of sight triangles during the construction of new roads.

3.24.3. In the case of a street intersection in a hamlet or lakeshore development area, at a corner site, the measured distance shall be 6.0 metres, or another distance as determined by the Development Officer.

3.24.4. In the case of a lane or driveway intersecting a street in a hamlet or lakeshore development area, the measured distance shall be 3.0 metres, or another distance determined by the Development Officer.

3.24.5. The Ministry of Highways may require a larger sight triangle due to the type of road and vehicle speed.

3.24.6. The diagram below demonstrates the calculation of the sight triangle. In rural areas, the distances “x” and “y” will be determined by the RM and the Ministry of Highways depending on the design speed and the type of intersecting road.



3.25. Public Utilities and Municipal Services

- 3.25.1. Minor public utility works, including underground or overhead lines, service connections, hydrants, valves, small equipment cabinets and similar installations necessary to provide service, are permitted in every Zoning District subject to this Section.
- 3.25.2. A major utility facility, generating facility, treatment facility, storage yard or similar principal use is permitted only where listed in the applicable Zoning District and shall comply with all applicable development, hazard, environmental, access and compatibility standards.
- 3.25.3. A public utility or municipal service is not exempt from a municipality-wide prohibition or from a requirement necessary to protect public safety, drainage, water resources, environmentally sensitive lands, road access or sight triangles.
- 3.25.4. The developer shall obtain all required federal, provincial and municipal approvals and shall provide easements, access and utility-location information required by the RM or utility owner.
- 3.25.5. Before excavating or constructing near a utility, the owner or contractor shall contact Sask 1st Call and the affected utility owner and shall comply with applicable clearance and safety requirements.

3.26. Keeping of Domestic Animals

- 3.26.1. The keeping of domestic animals as an accessory use to a principal residential use shall be permitted provided that:
- i. The animals are kept primarily for the personal companionship or enjoyment of the occupants of the site;
 - ii. The number, type, and manner in which the animals are kept are reasonable for the size and character of the site and the applicable zoning district;
 - iii. All buildings, shelters, pens, runs, and enclosures used for keeping the animals comply with the applicable setback and development standards of this Bylaw;
 - iv. The animals are confined to the site or otherwise kept under the control of the owner or occupant;
 - v. The use does not create offensive noise, odour, waste, dust, drainage, health concerns, or other conditions that materially interfere with the use and enjoyment of neighbouring properties; and
 - vi. All animal waste is regularly removed or managed in a sanitary manner that does not create a nuisance, attract pests, or contaminate surface water, groundwater, or neighbouring property.
- 3.26.2. The keeping of domestic animals shall not include:
- i. A kennel, animal boarding establishment, breeding establishment, animal daycare, veterinary clinic, or other commercial animal-related use;
 - ii. The keeping of livestock, poultry, or other agricultural animals, except where expressly permitted in the applicable zoning district; or
 - iii. The keeping of animals for commercial breeding, boarding, training, sale, or other commercial purposes.

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- 3.26.3 Nothing in this section authorizes the keeping of an animal contrary to any other municipal bylaw, provincial legislation or other applicable law.

3.27. Lighting

- 3.27.1. All outdoor lighting from any development shall be directed away from any adjacent properties and shall not interfere with the use and enjoyment of adjacent properties.
- 3.27.2. All outdoor lighting adjacent to any residential Zoning Districts must be dimmed between the hours of 10:00 pm and 7:00 am.
- 3.27.3. Street lighting may be required by the municipality at the expense of the Developer. Upon installation, the RM shall pay the operating costs for the street lighting.
- 3.27.4. All outdoor lighting must not interfere with the effectiveness of all traffic control devices and/or the vision of motorists.
- 3.27.5. Public access areas shall be well-lit in keeping with the principle of Crime Prevention Through Environmental Design.
- 3.27.6. Any and all featured lighting located within a development will be the responsibility of the developer to maintain and to cover all costs which includes installation, maintenance and utility invoices.
- 3.27.7. Council may require from the developer that adequate lighting be installed along all proposed pathways and walkways throughout a development. These lighting standards will be set forth within the servicing agreement or other development agreement.

3.28. Signage

- 3.28.1. Except as provided in this Section, a sign does not require a development permit under this Bylaw.
- 3.28.2. All signs must be constructed, maintained and mounted in a condition that is safe, neat, clean and not unsightly or dangerous.
- 3.28.3. No person shall erect, install, place, relocate, or substantially alter a sign on a site abutting a municipal and/or provincial highway without first obtaining a Development Permit from the Municipality.
- 3.28.4. In considering an application, the Development Officer shall limit the review to:
- i. The location of the sign in relation to the municipal and/or provincial highway, intersections, and approaches;
 - ii. The potential for the sign to obstruct or interfere with the visibility of motorists, pedestrians, or public works equipment;
 - iii. The potential for the sign to be confused with, obstruct, or distract attention from an official traffic-control sign, signal, or device; and
 - iv. The protection of municipal infrastructure, public works maintenance activities, and public safety.
- 3.28.5 Notwithstanding any other provision of this Bylaw, no sign shall be erected, placed, or maintained:
- i. Within a required sight triangle;

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- ii. In a location where it obstructs or interferes with a required sight line at an intersection, highway approach, driveway, or other point of access;
- iii. Where it obstructs the visibility of an official traffic-control sign, signal, or device; or
- iv. Whereas in the opinion of the Development Officer, it creates a material hazard to vehicular or pedestrian traffic.

3.28.5. No sign shall be erected, placed, or maintained on municipally owned property or within a right-of-way without the prior written authorization of the Municipality.

3.28.6. A sign located within an area regulated by the Saskatchewan Ministry of Highways shall comply with *The Provincial Highway Sign Control Regulations* and shall obtain any required provincial permit or approval. The responsibility for obtaining provincial approval rests with the owner of the sign.

3.29. Outdoor Storage Associated with Commercial or Industrial Uses

3.29.1. Outdoor storage accessory to a permitted or approved discretionary commercial or industrial use shall:

- i. Be located outside any required front yard and where reasonably practicable, within a side or rear yard;
- ii. Maintain setbacks from all property lines;
- iii. Be located outside any required sight triangle and not obstruct sight lines at an intersection, driveway, approach, or other point of access; and
- iv. Not obstruct required parking, loading, site access, drainage, emergency access or the safe movement of vehicles.

3.29.2. As a condition of approving a discretionary use, Council may require outdoor storage to be screened where screening is necessary to minimize incompatibility with an adjacent residential use or public roadway.

3.29.3. Waste, debris, derelict vehicles, dilapidated equipment, and other materials that constitute a nuisance shall be regulated under the RM's Nuisance Abatement Bylaw.

3.30. Sea and Rail Containers

3.30.1. A sea or rail container shall be used only as an accessory storage structure and only where expressly permitted in the applicable zoning district.

3.30.2. Except for a sea or rail container used by the Municipality in accordance with Section 3.30.3:

- i. A lawful principal use and principal building shall exist on the same site before a sea or rail container may be placed on the site;
- ii. A sea or rail container shall remain subordinate and incidental to the principal use;
- iii. A sea or rail container shall not constitute or be used as a principal building or principal use; and
- iv. A sea or rail container shall not establish any right to develop or occupy the site for residential purposes.

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- 3.30.3. A sea or rail container used by the Municipality for the storage of municipal vehicles, equipment, materials, or supplies may be permitted within the Lakeshore Development District, including for municipal operations serving an organized hamlet. A principal building is not required for a municipally owned or operated container.
- 3.30.4. A Development Permit is required before placing a sea or rail container on a site, except:
- Where the container is used temporarily for the transportation of goods and is removed promptly following delivery; or
 - Where the container is used by the Municipality and the Development Officer has confirmed its location in writing.
- 3.30.5. An application for a sea or rail container shall include a site plan showing:
- The proposed container location;
 - Property boundaries and required yards;
 - Existing buildings and structures;
 - Approaches and site access; and
 - Any applicable sight triangle.
- 3.30.6. Every permitted sea or rail container shall:
- Be used solely for storage accessory to the principal use of the site;
 - Comply with the minimum building setbacks and site-coverage requirements of the applicable zoning district;
 - Be located within a rear yard, except where the Development Officer approves a side-yard location because a rear-yard location is not reasonably available;
 - Be located outside all required sight triangles, easements, drainage courses, and required parking or loading areas;
 - Be maintained in a structurally sound and weather-resistant condition;
 - Not display advertising, other than identification required for safety or ownership purposes;
 - Not stacked upon another container; and
 - Comply with applicable building, fire, and safety requirements.
- 3.30.7. A sea or rail container shall not be:
- Used as a dwelling, temporary residence, sleeping accommodation, guest cabin, or recreational accommodation;
 - Used for human habitation;
 - Connected to water or sanitary sewer services;
 - Used for a home-based business, commercial rental storage, or any purpose involving occupancy by the general public; or
 - Altered in a manner intended to enable residential occupancy.

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3.30.8. Temporary containers used during construction may be authorized under a valid development or building permit and shall be removed within thirty (30) days following completion or cessation of construction.

3.31. Off-Street Parking

3.31.1. Every development shall provide sufficient off-street parking to accommodate the vehicles reasonably anticipated to be associated with the use, including the vehicles of residents, occupants, employees, customers and visitors.

3.31.2. Required parking shall be provided on the same site as the principal use or building.

3.31.3. Council may approve required parking on another site where:

- i. The parking area is located within 150 metres of the use it serves;
- ii. Safe and convenient pedestrian access is available between the parking area and the use;
- iii. Use of the parking area will not require pedestrians to cross a provincial highway or another location presenting a significant traffic hazard;
- iv. The applicant demonstrates a legal right to use the parking area for as long as the principal use continues; and
- v. The parking arrangement will not adversely affect neighbouring properties or traffic safety.

3.31.4. Council may require an agreement or interest to be registered against the affected titles to ensure the continued availability of the parking area.

3.31.5. Off-street parking may be located in a front, side, or rear yard, provided that it:

- i. Is located entirely within the boundaries of the site;
- ii. Does not obstruct a sight triangle, approach, driveway, or required access;
- iii. Does not interfere with drainage, snow removal, or municipal infrastructure;
- iv. Does not obstruct required loading or emergency-access areas; and
- v. Is developed and maintained to support the intended vehicles without creating unsafe or materially adverse conditions.

3.31.6. A required parking space shall not be used for:

- i. Outdoor storage;
- ii. The display or sale of vehicles, equipment, or goods;
- iii. Commercial vehicle repair;
- iv. Refuse or recycling containers; or
- v. Any other purpose that prevents its use for parking.

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- 3.31.7. A parking space may form part of an internal parking aisle but shall not form part of a required driveway or site-access route.
- 3.31.8. Accessible parking spaces shall be provided and designed in accordance with applicable provincial legislation, codes, and accessibility standards. Accessible parking spaces shall be located on a firm and level surface as close as reasonably practicable to an accessible building entrance.
- 3.31.9. Where a minimum number of parking spaces is prescribed by this Bylaw, a resulting fraction shall be rounded up to the next whole number.
- 3.31.10. Notwithstanding the parking requirements of this Bylaw, Council may approve a reduction in the number of required parking spaces as part of a discretionary use application where the applicant demonstrates that:
- The nature or scale of the use will generate less parking demand than otherwise anticipated;
 - Sufficient parking will remain available for the use;
 - The reduction will not result in parking on a municipal/provincial highway or neighbouring property; and
 - The reduction will not adversely affect traffic circulation or public safety.

Table 1: Minimum Off-Street Parking Space Standards	
Uses	Minimum Off-Street Parking Space Standards
Single detached, semi-detached, manufactured, mobile or modular dwelling	2 spaces per dwelling unit
Apartment or condominium	1 space per dwelling unit, plus 1 visitor space per 4 units
Secondary, garage or garden suite	1 additional space
Bed-and-breakfast homestay	1 additional space per guest room
Home-based business involving customer visits or a non-resident employee	1 additional space
Hotel or motel	1 space per guest room, plus parking required for associated public uses
Place of worship or assembly hall	1 space per 5 seats or 1 space per 10 m ² of assembly area, whichever is greater

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Restaurant or licensed establishment	1 space per 4 seats available to the public
Office, retail, personal service or clinic	1 space per 40 m ² of gross floor area
Daycare or residential care facility	1 space per employee at peak staffing, plus an adequate passenger loading area
Manufacturing, warehousing, contractor's yard or industrial use	1 space per 3 employees at peak staffing
Other permitted use	Parking determined by the Development Officer based on the most comparable use in this table
Discretionary use	Parking determined by Council as part of the discretionary-use approval

3.32. Parking and Storage of Recreational Vehicles

3.32.1. The unoccupied parking or storage of recreational vehicles accessory to a principal residential use is permitted on the same site.

3.32.2. A recreational vehicle parked or stored under this Section:

- i. Shall not be used as a dwelling or sleeping accommodation;
- ii. Shall not be connected to water or sanitary sewer services;
- iii. Shall be located entirely within the boundaries of the site;
- iv. Shall not be located within a required sight triangle; and
- v. Shall not obstruct access, drainage, required parking, emergency services, or municipal operations.

3.32.3. Notwithstanding any other provision of this Bylaw, one unoccupied recreational vehicle may be parked or stored on a non-adjacent parcel within the same Lakeshore Development District, provided that:

- i. The parcel containing the recreational vehicle and the parcel containing the owner's principal dwelling are registered in the names of the same titled owner or owners;
- ii. Both parcels are located within the same lakeshore development area;
- iii. The recreational vehicle is used solely for the personal purposes of the titled owner or owners and is not rented or made available for use by another person;
- iv. The recreational vehicle is not occupied or used for sleeping or living accommodation while located on the storage parcel;
- v. The recreational vehicle is not connected to water, sanitary sewer, or other utility services, except electricity reasonably required for battery maintenance;
- vi. No more than one recreational vehicle is parked or stored on the storage parcel;

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- vii. The recreational vehicle is located entirely within the parcel boundaries and complies with the accessory-structure setbacks applicable in the Lakeshore Development District;
- viii. The recreational vehicle is not located within a required sight triangle and does not obstruct an approach, drainage, emergency access, municipal operations, or the safe movement of traffic;
- ix. No commercial storage, rental storage, or storage of recreational vehicles belonging to other persons occurs on the parcel; and
- x. The storage authorization terminates immediately if either parcel is transferred so that the parcels are no longer registered in the names of the same titled owner or owners.
- xi. The owner shall provide current title and registration/insurance for both the parcel and/or recreational vehicle upon request by the Development Officer.

3.32.4. This Section does not apply to a Recreational Vehicle Site separately approved as a discretionary use.

3.33. Performance Standards for Commercial and Light Industrial Development

3.33.1. An industrial and commercial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards:

- i. Noise – minimal noise of industrial or commercial production audible beyond the boundary of the lot on which the operation takes place.
- ii. Smoke – all Federal, Provincial, and Municipal environmental regulations shall be adhered to.
- iii. Dust or ash – no process involving the emission of dust, fly ash or other particulate matter is permitted.
- iv. Odor – the emission of any odorous gas or other odorous matter is prohibited.
- v. Toxic gases – the emission of any toxic gases or other toxic substances is prohibited.
- vi. Glare or heat – no industrial or commercial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot.

3.34. Waste Disposal

- 3.34.1. All liquid, solid and gaseous waste and all toxic and hazardous substances shall be disposed of, handled, transported and managed according to federal, provincial and municipal requirements.
- 3.34.2. Dumping of chemicals, other noxious materials, and all other materials other than wastewater into the sanitary sewer system is strictly prohibited.
- 3.34.3. Dumping of liquid, solid or gaseous wastes into any stream, creek, river, lake, pond, slough, drainage channel, other body of water or beneath/on the surface of any land or into the air is strictly prohibited.
- 3.34.4. Installation and replacement of private septic systems require a Permit and approval from Saskatchewan Health Authority and may be subject to municipal inspection at any time.
- 3.34.5. The developer shall be required to submit a copy of all Permits and approval from Saskatchewan Health Authority, the Ministry of Environment, and Water Security Agency for all solid and liquid waste disposal facilities on site to the municipality prior to any approval granted for the development.
- 3.34.6. Abandoned water wells, or underground/surface storage facilities shall be removed to avoid contamination at the request of Council or a provincial agency.

3.35. Groundwater

- 3.35.1. A recommendation for subdivision approval, or the issuance of a Development Permit shall not occur if, in the opinion of Council, the quality of groundwater or an aquifer would be adversely affected by the proposed development.
- 3.35.2. A Geotechnical Report, Hydrogeological Report, or additional information and data shall be required upon request of Council. All reports of this nature shall be prepared by a qualified engineer/professional and may be required to address the possibility of impacts on groundwater, recommended areas to be avoided by development, or conditions under which appropriate development may be approved. Council shall make a recommendation for subdivisions or development approval based on these reports.
- 3.35.3. Council may refer the proposed development to the Ministry of Environment, Water Security Agency, Saskatchewan Health Authority, municipal engineer or any other relevant agencies in assessing any geotechnical or hydrogeological limitations.
- 3.35.4. In consultation with the above-mentioned referral agencies and professional reports, in making a decision, Council may establish reasonable mitigation measures to reduce erosion, sedimentation, runoff and vegetation removal associated with development for land uses with the potential to contaminate water sources, major wetlands, infiltration areas, sizable water bodies, and watercourses.
- 3.35.5. Stormwater management plans are required for land uses where run-off or spilled contaminants may be hazardous to water supplies.

3.36. Air Emissions and Odour

- 3.36.1. A development shall comply with all applicable federal and provincial environmental permits, approvals and legislation.
- 3.36.2. Where a proposed discretionary commercial or industrial use may reasonably be expected to generate significant dust, smoke, vapour, odour, or other air emissions beyond the boundaries of the site, Council may require the applicant to submit an assessment prepared by a qualified professional demonstrating how potential effects on neighbouring properties will be avoided or mitigated.

3.37. Critical Wildlife Habitat Management

- 3.37.1. Where a development is proposed in a potentially sensitive environmental area, the Development Officer or Council may require the applicant to prove conformance with *The Wildlife Habitat Protection Act* (WHPA), the requirements of the Water Security Agency (WSA), or any other relevant provincial or federal regulations relating to wildlife management.
- 3.37.2. The Municipality may consult with officials from the Ministry of Environment, the Water Security Agency, the Department of Fisheries and Oceans, or other relevant departments or other qualified professionals to evaluate the presence of habitat or other sensitive environmental features and may specify development and subdivision requirements based on the reports or recommendations from the officials or qualified professionals.
- 3.37.3. All development and subdivision proposals on private and Crown Lands which are within a Wildlife Management Area or other sensitive environmental area shall conform to:
- i. *The Wildlife Habitat Protection Act* (WHPA) requirements.
 - ii. Any other related Federal or Provincial regulations or requirements.
 - iii. Any requirements or development standards specified by Council relating to wildlife or habitat protection, management or conservation, including mitigation measures and/or rehabilitation measures.

3.38. Historic and Heritage Resources

- 3.38.1. The RM may require any lands identified as having historical, cultural or heritage resources dedicated as Environmental Reserve to preserve and protect these significant lands.
- 3.38.2. New development in proximity to historical, cultural or heritage resources may be required to be screened, buffered, set back, or have established design guidelines if the proposed development is deemed to be incompatible with existing resources.
- 3.38.3. Council may refer the proposed development to the Heritage Conservation Branch, Ministry of Parks, Culture and Sport. Should a Heritage Resource Impact Assessment (HRIA) be required, it is the responsibility of the developer to have it carried out by a qualified professional under an approved investigation permit.
- 3.38.4. The Developers' Online Screening Tool may be utilized for the following developments:
- i. Continuing agricultural use of land;
 - ii. Construction, alteration, addition, extension, removal or demolition of a single residence;

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- iii. Construction, installation, alteration, addition, extension, removal or demolition or an accessory or ancillary building, structure or use, including:
 - 1) Garages, carports, workshops, sheds, barns, and other animal shelters;
 - 2) Fences, freestanding walls, and retaining walls;
 - 3) Approach, driveway or pathway;
 - 4) Dugouts, wells, water tanks or cisterns;
 - 5) Solar panels, wind turbines or wind mills;
 - 6) Gardens, trees, windbreaks, and related watering systems;
 - 7) Barbeques or fire-pits;
 - 8) Swimming pools, hot tubs, fish ponds, fountains or other water features; and,
 - 9) Boat dock, launch or house.

3.39. Environmentally Sensitive Areas

- 3.39.1. The following lands shall be protected from incompatible or potentially incompatible land uses:
 - i. Lands where rare or endangered flora and fauna have received Provincial designation and protection, such as Burrowing Owls;
 - ii. Lands designated under *The Wildlife Habitat Protection Act* and amendments;
 - iii. Lands designated under another environmental protection legislation or policy;
 - iv. Private lands that have been voluntarily protected by landowners; and,
 - v. Hazardous lands.
- 3.39.2. A comprehensive investigation to identify the sensitive feature(s) on the lands and the potential impacts of development may be required by Council or the Development Officer.
- 3.39.3. During the subdivision process, the RM may require lands designated as environmentally sensitive to be dedicated to the RM as Environmental Reserve.
- 3.39.4. Mitigation measures to ensure the protection of the environmentally sensitive areas may be a requirement of a subdivision, re-development of a site, discretionary use application or a Development Permit.

3.40. Landscaped Buffers and Screening

- 3.40.1. As a condition of approving a discretionary use, Council may require a landscaped buffer, fence, berm, or other screening where reasonably necessary to minimize potential land-use conflicts involving noise, lighting, traffic, outdoor storage, or visual impacts.
- 3.40.2. Any required buffer or screening shall be located on the site of the development and shall be designed and maintained in accordance with the conditions of the approval.

3.41. Development Adjacent to Provincial Highways

- 3.41.1. A person proposing development or other work within ninety (90) metres of the property line or right-of-way edge of a provincial highway shall be responsible for determining whether a roadside development permit or other approval is required from Saskatchewan Ministry of Highways.

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- 3.41.2. Where a provincial permit or approval is required, the applicant shall obtain that permit or approval and provide a copy to the Municipality before commencing the development.
- 3.41.3. The issuance of a Development Permit by the Municipality does not remove or replace the requirement to obtain any permit, approval, or authorization required by Saskatchewan Ministry of Highways.
- 3.41.4. Likewise, the issuance of a provincial permit or approval does not remove the requirement to obtain a municipal development permit where required by this Bylaw.
- 3.41.5. Development adjacent to a provincial highway shall comply with any applicable provincial requirements respecting:
- i. Building and structure setbacks;
 - ii. Highway approaches and access;
 - iii. Sight triangles and sight lines;
 - iv. Drainage;
 - v. Signs;
 - vi. Trees, shrubs, and landscaping;
 - vii. Dugouts, excavations, and earthworks;
 - viii. Utilities; and
 - ix. Protection for future highway improvements.
- 3.41.6. No development shall be located within a sight triangle established or required by the Saskatchewan Ministry of Highways.
- 3.41.7. The Development Officer or Council may refer or circulate a development permit application, discretionary-use application, or proposed zoning amendment to the Saskatchewan Ministry of Highways where the proposal
- i. Is located within ninety (90) metres of a provincial highway right-of-way;
 - ii. Proposes new or altered access to a provincial highway;
 - iii. May materially increase traffic entering or leaving a provincial highway;
 - iv. May affect highway drainage, safety, or operations; or
 - v. May affect a planned highway improvement or expansion.
- 3.41.8. The Municipality may defer its decision until comments or applicable approvals have been received from the Ministry.
- 3.41.9. Where reasonably necessary to evaluate a discretionary-use application or zoning amendment adjacent to a provincial highway, Council may require the applicant, at the applicant's expense, to provide supporting information prepared by a qualified professional concerning:
- i. Traffic generation and highway access;
 - ii. Drainage;
 - iii. Noise and/or Vibration;
 - iv. Sight Lines;
 - v. Setbacks; or

- vi. Measures necessary to address potential effects of the proposed development.

3.41.10. Any mitigation requirement imposed by Council shall be based on the supporting information, comments from the Ministry and the applicable approval criteria contained in this Bylaw.

3.42. Development Adjacent to Pipelines and Transmission Lines

3.42.1. Development adjacent to or involving a pipeline, pipeline right-of-way, utility easement, or electrical transmission line shall comply with all applicable federal and provincial legislation and the lawful requirements of the pipeline or utility owner or operator.

3.42.2. No building, structure, or other development shall be placed within a registered pipeline right-of-way or utility easement, unless:

- i. The development is permitted by the terms of the registered right-of-way or easement;
- ii. The owner or operator has provided any required written consent; and
- iii. All other required federal, provincial, and municipal approvals have been obtained.

3.42.3. The issuance of a municipal development permit does not authorize an encroachment into a pipeline right-of-way or utility easement.

3.42.4. For a pipeline regulated by the Canada Energy Regulator, the prescribed area extends thirty (30) metres on each side of the centreline of the pipeline.

3.42.5. Any ground disturbance, construction, placement of a facility or operation of vehicles or mobile equipment within the prescribed area or pipeline right-of-way shall comply with the applicable federal damage-prevention requirements, including any requirement for a locate request or written consent from the pipeline company.

3.42.6. Development near a provincially regulated pipeline, electrical transmission line, or other utility shall comply with the applicable provincial requirements and any registered easement, setback, clearance, or safety requirement established by the owner or operator.

3.42.7. The Development Officer or Council may refer an application to the affected pipeline or utility owner or operator where the proposed development:

- i. Is located within or adjacent to a registered right-of-way or easement;
- ii. Is located within 250 metres of a pipeline and proposes a subdivision, rezoning, significant intensification of land use, or a building intended for regular human occupancy;
- iii. Proposes a school, care facility, hospital, assembly use or another use from which emergency evacuation may be difficult;
- iv. Involves excavation, drainage alteration, road construction, or a proposed pipeline crossing; or
- v. May affect access to, operation of, or public safety surrounding the pipeline or transmission line.

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3.42.8. The 250-metre distance in this Section is a municipal consultation threshold only and shall not be interpreted as a required development setback.

3.42.9. For a discretionary-use application or zoning amendment involving significant development near a pipeline, Council may require the applicant, at the applicant's expense, to provide:

- i. Written comments from the pipeline owner or operator;
- ii. Confirmation of the pipeline location and right-of-way boundaries;
- iii. Emergency-response or evacuation information;
- iv. A pipeline-risk or land-use compatibility assessment prepared by a qualified professional; or
- v. Other information reasonably necessary to evaluate land-use compatibility and public safety.

3.42.10. Buildings and structures shall be set back from pipelines and transmission lines by the greater of:

- i. The minimum setback required by this Bylaw;
- ii. The setback or clearance required by applicable federal or provincial legislation;
- iii. The setback established by a registered right-of-way or easement; and
- iv. Any setback lawfully required by the pipeline or utility owner or operator.

3.43. Development on or Adjacent to Hazardous Lands

3.43.1. This Section applies to land that is known or reasonably suspected to be:

- i. Within a flood plain or otherwise susceptible to flooding;
- ii. Unstable, eroding, or susceptible to slope failure;
- iii. Contaminated or potentially contaminated by a previous or existing use;
- iv. Environmentally sensitive;
- v. Located over a sensitive aquifer or within a source-water protection area; or
- vi. Otherwise, unsuitable for development because of a potential threat to public health, safety, property, or the environment.

3.43.2. Where development is proposed on or adjacent to potential hazard lands, the Development Officer may require the applicant to provide technical information reasonably necessary to identify the hazard and determine where the proposed development can proceed safely, including but not limited to:

- i. A topographic or legal survey;
- ii. Determination of the 1:200-year flood elevation and safe building elevation;
- iii. A geotechnical investigation;
- iv. A drainage or hydrological assessment;
- v. A Phase I or Phase II Environmental Site Assessment;
- vi. A slope-stability or erosion assessment;
- vii. An aquifer or source-water protection assessment; or
- viii. A mitigation and monitoring plan.

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- 3.43.3. The information shall be prepared by a qualified professional licensed or otherwise qualified to practise in Saskatchewan. The applicant is responsible for the cost of preparing the required information.
- 3.43.4. A development permit shall not be issued where available information demonstrates that:
- The proposed development would create an unacceptable risk to public health, safety, or property;
 - The site is unsuitable for the proposed development;
 - The proposed development would materially increase an existing hazard;
 - The hazard cannot reasonably be avoided or mitigated; or
 - The development would be inconsistent with applicable provincial legislation or the Statements of Provincial Interest.
- 3.43.5. New buildings and additions to buildings are prohibited within the floodway of the 1:200-year flood elevation of any watercourse or water body.
- 3.43.6. Redevelopment of an existing lawfully established property within the floodway may be considered only where:
- No new building is created;
 - The development does not increase the building footprint or the risk to life, safety, or property;
 - The development does not obstruct or adversely alter flood flows;
 - The development is flood-proofed to 0.5 metres above the 1:200-year flood elevation; and
 - The proposal is supported by technical information prepared by a qualified professional.
- 3.43.7. A new building or addition within the flood fringe shall be flood-proofed to an elevation of at least 0.5 metres above the 1:200-year flood elevation.
- 3.43.8. The required flood-proofing elevation shall be confirmed by a Saskatchewan land surveyor, professional engineer, or other appropriately qualified professional.
- 3.43.9. Development within a flood plain shall:
- Not obstruct, redirect, accelerate, or materially increase flood flows or flood levels;
 - Not increase the risk of flooding or erosion on another property;
 - Provide safe access and egress appropriate to the proposed use;
 - Protection essential building systems and services against flood damage;
 - Not involve unauthorized filling, excavation, grading, or alteration of drainage;
 - Preserve natural drainage patterns to the extent reasonably practicable; and
 - Incorporate all mitigation measures identified in an approved professional report.
- 3.43.10. The following shall not be located within a floodway or flood fringe:
- Hospitals, personal-care homes, group-care facilities and other uses whose occupants may require assistance during an evacuation;
 - Emergency-response facilities required to remain operational during a flood;
 - Facilities used for the manufacture or bulk storage of hazardous substances, dangerous goods, or hazardous waste; and

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- iv. Any other use for which flooding would create a significant threat to public health or safety.

3.43.11. Council may consider an exception in the flood fringe only where a qualified professional demonstrates that the development can remain safely accessible and operational during the design flood and all provincial requirements are satisfied.

3.43.12. Where development is proposed near a watercourse or water body and reliable flood mapping is unavailable, the Development Officer may require the applicant to obtain a professionally prepared determination of:

- i. The 1:200-year flood elevation;
- ii. The floodway and flood-fringe boundaries; and
- iii. The safe building elevation.

3.43.13. The requirement should apply where there is a reasonable basis to suspect a flood hazard – not automatically to every development within 150 metres of a water body.

3.43.14. A geotechnical assessment may be required where development is proposed:

- i. On a slope showing evidence of erosion, movement, or instability;
- ii. Within fifty (50) metres of the crest or toe of a potentially unstable slope;
- iii. On land having an average slope greater than fifteen (15) percent where grading, vegetation removal, or construction may affect stability; or
- iv. In another location identified as potentially unstable through municipal mapping, historical information, or site inspection.

3.43.15. The geotechnical assessment shall be prepared by a professional engineer, or professional geoscientist licensed to practice in Saskatchewan and shall:

- i. Describe the topography, geology, groundwater, drainage, and soil conditions;
- ii. Evaluate existing and potential slope instability and erosion;
- iii. Determine whether the site is suitable for the proposed development;
- iv. Establish any required setbacks from the crest or toe of the slope;
- v. Identify required construction, drainage, vegetation, and erosion-control measures; and
- vi. Describe any residual risk remaining after mitigation.

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- 3.43.16. A Development Permit shall not be issued unless the report confirms that the development can proceed safely and all recommended measures are incorporated into the approval.
- 3.43.17. Vegetation removal, excavation, filling, or grading shall not be undertaken where it may materially increase erosion, slope instability, sedimentation, or adverse drainage.
- 3.43.18. Where such work is proposed near a potentially unstable slope or water body, the Development Officer may require a professional assessment and mitigation plan before issuing a development permit.
- 3.43.19. Where a proposed development involves land(s) that is known or reasonably suspected to be contaminated, the Development Officer may require a Phase I Environmental Site Assessment and, where recommended, a Phase II Environmental Site Assessment.
- 3.43.20. A development permit shall not be issued until the applicant demonstrates that the site is suitable for the proposed use or that an approved remediation or risk-management plan will make the site suitable.

3.44. Heritage Resource Impact Assessment (HIRA)

- 3.44.1. All Heritage Resource Impact Assessments shall be prepared by a qualified professional and submitted directly to the Ministry of Parks, Culture and Sport, Heritage Conservation Branch for their review and approval.
- 3.44.2. A copy of the Ministry's approval must be submitted to the RM office.
- 3.44.3. The study shall meet the minimum requirements of the Heritage Conservation Branch and establish:
- i. The presence and location of heritage sites within the project areas;
 - ii. Suitable mitigation measures that could be implemented;
 - iii. The content, structure, and importance of those heritage sites; and,
 - iv. The need for any mitigative follow-up.

3.45. Public Engagement Report

- 3.45.1. As part of an application for a Development Permit, Discretionary Use Permit, rezoning, subdivision or redevelopment of a site, an applicant may be required to undertake public consultation.
- 3.45.2. The written report must outline all public engagement opportunities and activities and be approved by the RM before commencement.
- 3.45.3. Once all the approved public engagement opportunities and activities have been completed, the developer must submit an appendix to the Public Engagement Report outlining all communication, public and stakeholder meetings or sessions, open houses, surveys, etc., along with a summary of the outcome of these opportunities and activities. Finally, the appendix must identify how this feedback was considered and incorporated into the proposal.

3.46. Traffic Impact Assessment

3.46.1. A Traffic Impact Assessment (TIA) may be required for multi-parcel subdivisions as well as medium and high-density developments, industrial developments, commercial developments, or other developments or subdivision where the existing traffic counts and patterns are expected to be significantly altered as a result of the proposal.

3.46.2. The Traffic Impact Assessment shall include:

- i. A summary of existing traffic patterns and counts in the affected area;
- ii. The potential impact of the proposal of on the road and transportation system surrounding the development;
- iii. An analysis to determine if it is possible to accommodate the proposal without the implementation of off-site changes; and,
- iv. The mitigation measures and improvements that would be recommended and required to accommodate the proposal and a timeline for when these would be required.

3.47. Vibration Impact Study

3.47.1. A Vibration Impact Study may be required when vibrations generated by a proposed subdivision, development, discretionary use, or redevelopment of a site have the potential to impact the surrounding environment; or vibrations generated by a highway or similar corridor have the potential to impact the proposed development.

3.47.2. A Vibration Impact Study must be completed by a qualified acoustic consultant or vibration consultant and shall include the following at a minimum:

- i. Description of the vibration guidelines/standards applied (methods);
- ii. Vibration sources and forecasts;
- iii. Vibration assessment; and,
- iv. Recommendation of the required mitigation measures.

3.48. Noise Impact Study

3.48.1. A Noise Impact Study may be required when noise-related nuisances generated by a proposed subdivision, development, discretionary use, or re-development of a site have the potential to impact the surrounding environment; or noise-related nuisances generated by a railway, highway or similar corridor have the potential to impact the proposed development.

3.48.2. A Noise Impact Study must be completed by a qualified acoustic consultant and shall include the following at a minimum:

- i. Description of the sound level guidelines/standards applied (method);
- ii. Noise sources and noise level forecasts;
- iii. Noise impact assessment; and,
- iv. Recommendation of the required mitigation measures.

3.49. Aquifer Protection Plan

3.49.1. Where deemed necessary, as part of the application for a Development Permit, Discretionary Use Permit, rezoning subdivision, or re-development of a site, the developer may be required to submit an Aquifer Protection Plan.

3.49.2. The Aquifer Protection Plan shall include:

- i. Site specific information and description of the groundwater and the local aquifer;
- ii. A description of the sensitivity of the groundwater and local aquifer in respect to potential breach, contamination, depletion or other concerns;
- iii. Consideration of the impact of the proposal may have on the quality and quantity of the groundwater and local aquifer; and,
- iv. Outline of proposed mitigation measures that will be implemented in order to preserve and protect the groundwater and local aquifer.

3.50. Holding Zone Provision

3.50.1. Any lands designated on the Zoning District Map with the holding symbol “H” shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.

3.50.2. The purpose of the holding provisions shall be to enable Council to manage development and subdivision proposals in phases.

3.50.3. The application and management of the holding provision shall be at Council’s discretion.

3.50.4. Council may rezone and manage development and subdivision in phases by designating portions of land with a holding symbol (e.g. “H”), in conjunction with any zone designation.

3.50.5. The holding provision and symbol shall mean that:

- i. New development shall be restricted in the area subject to the holding provision; and,
- ii. Existing uses may continue, subject to the Official Community Plan and Zoning Bylaw development and subdivision standards.
- iii. The holding designation may only be removed by amendment to the Zoning Bylaw. All Bylaws removing the holding designation shall conform to the Official Community Plan and the provisions of *The Planning and Development Act, 2007*.

3.51. Comprehensive Development Proposals

3.51.1. The purpose of a Comprehensive Development Proposal is to provide a comprehensive framework for the orderly subdivision and development of an area and to demonstrate how the proposed development will:

- i. Conform to the Official Community Plan and this Bylaw;
- ii. Integrate with existing and anticipated development;
- iii. Address land-use compatibility;
- iv. Provide suitable access, infrastructure, and services;
- v. Protect public health, safety, property, and environment; and
- vi. Avoid unreasonable municipal infrastructure, servicing, or maintenance costs.

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3.51.2. Council may require a Comprehensive Development Proposal before considering:

- i. A multiple-lot or multi-parcel subdivision;
- ii. A comprehensively planned, residential, commercial, industrial, recreational, institutional, or mixed-use development;
- iii. A development proposed to proceed in phases;
- iv. An amendment to the Official Community Plan, Zoning Bylaw, or Zoning District Map involving a substantial land area or material change in land use;
- v. A development involving new internal roads, communal services, or significant municipal infrastructure;
- vi. A development near Turtle Lake, Brightsand Lake, or another water body where cumulative effects, servicing capacity, drainage, or environmental conditions require comprehensive review;
- vii. A development that may materially affect municipal roads, emergency services, utilities, drainage, or neighbouring land uses; or
- viii. Another subdivision or development where the applicable Zoning District, Official Community Plan, or Council requires comprehensive planning.

3.51.3. The Comprehensive Development Proposal shall apply to the entire area proposed or reasonably anticipated for development, including all related parcels, phases, infrastructure, and supporting uses.

3.51.4. Separate ownership, applications, parcels, or development phases shall not prevent Council from requiring the related lands and development components to be considered as part of one Comprehensive Development Proposal.

3.51.5. A Comprehensive Development Proposal shall:

- i. Be prepared at the applicant's expense;
- ii. Be prepared by a registered professional planner or another qualified professional acceptable to the RM;
- iii. Be based on current and accurate site information;
- iv. Be prepared at a scale and level of detail appropriate to the nature, location, and complexity of the proposal; and
- v. Include supporting plans and professional reports where required by Council or the Development Officer.

3.51.6. A Comprehensive Development Proposal shall address to the extent applicable:

- i. The legal description, ownership, and boundaries of the affected lands;
- ii. Existing and proposed land uses;
- iii. The number, size, configuration, and intended use of proposed parcels or development sites;
- iv. Proposed density, building forms, and development intensity;
- v. Existing buildings, structures, roads, utilities, easements, and right-of-way;
- vi. Agricultural land capability and the potential fragmentation or conversion of agricultural land;
- vii. Aggregate, mineral, oil and gas, forestry, and other resource considerations;

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- viii. Compatibility with surrounding agricultural, residential, commercial, industrial, recreational, institutional, and resource uses;
- ix. Proposed buffers, separation distances, screening, and other compatibility measures;
- x. Legal and physical access to development;
- xi. Internal roads, approaches, intersections, pedestrian routes, and anticipated traffic;
- xii. Emergency access, fire protection, and onsite water storage where applicable;
- xiii. Potable water supply, including anticipated demand, source, capacity, quality, and long-term sustainability;
- xiv. Wastewater collection, treatment, and disposal;
- xv. Stormwater management, natural drainage, grading, erosion, and sediment control;
- xvi. Solid waste collection and disposal;
- xvii. Existing and proposed utilities and municipal services;
- xviii. Wetlands, riparian areas, water bodies, watercourses, shorelines, aquifers, wildlife habitat, significant vegetation, and environmentally sensitive lands;
- xix. Flooding, erosion, slope instability, contamination, and other hazardous or potentially unsuitable land conditions;
- xx. Municipal reserve, environmental reserve, public reserve, walkways, parks, open space, and other dedicated lands;
- xxi. Public access to dedicated lands and water bodies where applicable;
- xxii. Development phasing and the anticipated timing of each phase;
- xxiii. Infrastructure required for each phase;
- xxiv. Responsibility for constructing, owning, operating, maintaining, repairing, and replacing infrastructure and services;
- xxv. Potential municipal capital, operating, and maintenance costs;
- xxvi. Cumulative effects of the proposed development together with existing and approved development in the surrounding area;
- xxvii. Measures to mitigate identified land use, infrastructure, environmental, or public safety effects; and
- xxviii. Any other information reasonably required to evaluate the proposal under the Official Community Plan and this Bylaw.

3.51.7. Council or the Development Officer may require supporting information proportionate to the nature, scale, location, and potential effects of the proposed development, including:

- i. A legal or topographic survey;
- ii. A geotechnical assessment;
- iii. A hydrogeological or hydrological assessment;
- iv. A Water and Wastewater Servicing Plan;
- v. A Drainage or Stormwater Management Plan;
- vi. An environmental or wildlife habitat assessment;
- vii. A wetland, riparian, or shoreline assessment;
- viii. A Traffic or Road Impact Assessment;
- ix. A fire protection and emergency access plan;

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- x. A heritage-resource assessment;
- xi. An agricultural land or resource-capability assessment;
- xii. A servicing and infrastructure cost assessment;
- xiii. A phasing and implementation plan;
- xiv. A preliminary engineering report; or
- xv. Another report prepared by a qualified professional.

3.51.8. Where a supporting report is already required under another Section of this Bylaw, the report may be used to satisfy the corresponding Comprehensive Development Proposal requirement.

3.51.9. Council may require the applicant to undertake public or stakeholder consultation in accordance with Section 3.45 before Council considers the Comprehensive Development Proposal.

3.51.10. The RM may refer the Comprehensive Development Proposal to:

- i. Affected municipal departments;
- ii. An adjacent municipality;
- iii. A Hamlet Board;
- iv. A provincial or federal ministry, agency, or Crown corporation;
- v. A utility, pipeline, or infrastructure owner;
- vi. A First Nation or Métis community where appropriate;
- vii. An affected regional authority or service provider; or
- viii. Another person or organization having an interest in or responsibility for a matter affected by the proposal.

3.51.11. When reviewing a Comprehensive Development Proposal, Council shall consider:

- i. Conformity with the Official Community Plan and this Bylaw;
- ii. Consistency with the Future Land Use Map;
- iii. The suitability of the proposed land uses, density, and development pattern;
- iv. Compatibility with existing and anticipated surrounding development;
- v. Effects on agricultural land and operations;
- vi. Effects on resource lands and resource development opportunities;
- vii. Legal and physically suitable access;
- viii. Municipal and provincial road capacity and traffic safety;
- ix. The adequacy and long-term sustainability of water, wastewater, drainage, solid waste and utility services;
- x. Emergency access and fire protection capability;
- xi. Groundwater, surface water, wetlands, riparian areas, natural drainage, and environmentally sensitive lands;
- xii. Hazardous or potentially unsuitable land conditions;
- xiii. The adequacy and location of dedicated lands and public access;
- xiv. Proposed development phasing;
- xv. Infrastructure construction, ownership, operation, maintenance, and replacement;
- xvi. Development related municipal costs;
- xvii. Individual and cumulative effects of the proposed development; and
- xviii. Comments received through public, stakeholder, or agency consultation.

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3.51.12. Council may, by resolution:

- i. Accept the Comprehensive Development Proposal;
- ii. Accept the Comprehensive Development Proposal subject to specified revisions;
- iii. Defer consideration pending additional information, revisions, or consultations; or
- iv. Refuse to accept the Comprehensive Development Proposal.

3.51.13. Council may establish conditions or implementation requirements respecting matters addressed by the Comprehensive Development Proposal that are within municipal jurisdiction.

3.51.14. Acceptance of a Comprehensive Development Proposal:

- i. Establishes the general framework Council intends to use when considering subsequent applications within the Comprehensive Development Proposal area;
- ii. Does not amend the Official Community Plan, this Bylaw, or the Zoning District Map;
- iii. Does not constitute approval of a subdivision, Discretionary Use, Development Permit, building permit, or other development authorization;
- iv. Does not bind the applicable subdivision approving authority or another municipal, provincial, or federal authority;
- v. Does not guarantee that a subsequent application will be approved; and
- vi. Does not authorize development to commence.

3.51.15. Every subsequent application remains subject to the legislation, policies, regulations, standards, and approval requirements in effect when that application is considered.

3.51.16. Where development is proposed in phases:

- i. The Comprehensive Development Proposal shall identify the sequence and anticipated extent of each phase;
- ii. Each phase shall provide or secure the infrastructure and services required for that phase;
- iii. Development shall proceed in a manner that maintains safe access, drainage, servicing, and emergency response;
- iv. Temporary infrastructure shall not create unacceptable public safety, environmental, or municipal maintenance concern; and
- v. Council may require completion or financial security for infrastructure associated with an earlier phase before supporting a subsequent phase.

3.51.17. Where authorized by legislation, Council may require:

- i. A servicing agreement in connection with a proposed subdivision; or
- ii. A development levy and development levy agreement where development does not involve subdivision and an approved Development Levy Bylaw applies.

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- 3.51.18. A servicing agreement may address roads, approaches, water, wastewater, drainage, stormwater management, solid waste, utilities, emergency access, fire protection, dedicated lands, infrastructure construction, inspections, financial security, phasing, ownership, operation, maintenance, and other matters authorized by legislation.
- 3.51.19. Unless otherwise approved by Council, the applicant or developer shall be responsible for development related infrastructure and servicing costs attributable to the proposed subdivision or development.
- 3.51.20. Subdivision and development within a Comprehensive Development Proposal area shall be generally consistent with the accepted Comprehensive Development Proposal.
- 3.51.21. A minor adjustment that does not materially alter the land uses, density, road network, servicing strategy, drainage, environmental protection, dedicated lands, or development phasing may be accepted by the Development Officer.
- 3.51.22. Council approval of a revised Comprehensive Development Proposal is required before proceeding with a change that would materially alter:
- i. The type, location, or extent of proposed land uses;
 - ii. The number or general configuration of parcels;
 - iii. The proposed density or development intensity;
 - iv. The road network or principal access;
 - v. Water, wastewater, drainage, or servicing strategy;
 - vi. The location or extent of dedicated lands or public access;
 - vii. The treatment of wetlands, water bodies, hazardous lands or environmentally sensitive areas;
 - viii. Development phasing or infrastructure responsibilities; or
 - ix. Another fundamental element of the accepted Comprehensive Development Proposal.
- 3.51.23. The applicant shall be responsible for the costs of:
- i. Preparing and revising the Comprehensive Development Proposal;
 - ii. Preparing supporting plans, studies, and professional reports;
 - iii. Undertaking required public or stakeholder consultation;
 - iv. Municipal review costs where recovery of those costs is authorized by legislation; and
 - v. Implementing the accepted Comprehensive Development Proposal and fulfilling applicable approval and agreement requirements.

4 Specific Land Use Regulations

This section addresses special provisions, specific development standards, and land use requirements that apply to the following uses that are listed as a Permitted Use and Discretionary Use within the Zoning Districts.

4.1 Home-based Business

4.1.1. The purpose of these regulations is to accommodate businesses that are secondary to the residential use of a site and that do not alter the residential character of the dwelling, site, or surrounding area.

4.1.2. A home-based business shall not be used to accommodate an industrial use or another principal use that would otherwise be required to locate in a Commercial or Industrial District.

4.1.3. A home-based business shall be classified as either:

- i. A Minor Home-based Business, which may be approved as a permitted use; or
- ii. A Major Home-based Business, which may be approved only as a discretionary use.

4.1.2 Every home-based business shall:

- i. Be accessory and subordinate to the principal residential use of the site;
- ii. Be operated by at least one person who ordinarily resides in the principal dwelling on the site;
- iii. Be conducted within the principal dwelling, one accessory building, or both, as authorized by the development permit;
- iv. Maintain the residential character and appearance of the dwelling, accessory buildings and site;
- v. Comply with all applicable municipal, provincial, and federal licenses, permits, codes, and approvals;
- vi. Provide sufficient on-site parking for residents, employees, customers, and business vehicles in accordance with the parking provisions of this Bylaw;
- vii. Not obstruct a sight triangle, driveway, highway approach, emergency access, drainage course, or municipal infrastructure;
- viii. Not generate traffic that exceeds the reasonable capacity of the site, approach, or surrounding road network;
- ix. Not create a fire, health, safety, or environmental hazard;
- x. Not place a demand on municipal or private water, wastewater, drainage, or waste-management systems beyond their approved capacity; and
- xi. Not involve the outdoor display of goods for sale.

4.1.3 A Minor Home-based Business shall comply with the following:

- i. The business shall be conducted entirely within the principal dwelling or one accessory building;
- ii. Only people residing in the principal dwelling may work at the site in connection with the business;
- iii. No outdoor business operation or outdoor storage shall be permitted;

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- iv. The portion of the business conducted within the dwelling shall not occupy more than twenty-five percent (25%) of the gross floor area of the dwelling;
 - v. An accessory building used for the business shall comply with all accessory-building area, height, setback, and site-coverage requirements of the applicable zoning district;
 - vi. Customer or client visits shall be limited and shall not result in regular or substantial traffic;
 - vii. Deliveries shall be limited to a frequency and vehicle size normally associated with residential use;
 - viii. No heavy commercial vehicle, heavy construction equipment, or similar business equipment shall be regularly parked or stored on the site;
 - ix. No change shall be made to the residential appearance of the dwelling or site; and
 - x. No activity shall produce noise, vibration, smoke, dust, fumes, odour, heat, glare, or electrical interference detectable beyond the boundaries of the site.
- 4.1.4 A home-based business shall be considered a Major Home-based Business where it involves one or more of the following:
- i. Employment of a person who does not reside in the principal dwelling;
 - ii. Regular customer, client, or delivery traffic;
 - iii. Outdoor storage or outdoor business activity;
 - iv. Use of both the principal dwelling and an accessory building;
 - v. Regular parking or storage of a commercial vehicle or business equipment; or
 - vi. An intensity of use exceeding the standards applicable to a Minor Home-based Business.
- 4.1.5 A Major Home-based Business requires discretionary-use approval from Council.
- 4.1.6 A Major Home-based Business shall comply with the following:
- i. No more than three persons who do not reside in the principal dwelling may work at the site at any time;
 - ii. The business may be conducted within the principal dwelling, one accessory building, or both, as approved by Council;
 - iii. The portion of the business conducted within the dwelling shall not occupy more than twenty-five percent (25%) of the gross floor area of the dwelling;
 - iv. An accessory building used for the business shall comply with the accessory-building area, height, setback, and site coverage requirements of the applicable zoning districts;
 - v. Outdoor storage or outdoor business operations shall not occupy more than five percent (5%) of the site area or 400 square metres, whichever is less;
 - vi. Outdoor storage shall be located outside the required front yard and shall not obstruct access, parking, drainage, emergency access, or a required sight triangle;
 - vii. Council may require outdoor storage to be screened where reasonably necessary to minimize its effect on an adjacent residential property or public roadway;
 - viii. No more than one commercial vehicle, excluding a heavy commercial vehicle or semi-trailer, may be regularly parked or stored on the site in connection with the business;
 - ix. Customer visits, deliveries, and other traffic-generating business activities shall not occur between 10:00 p.m. and 7:00 a.m.;

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- x. Sufficient on-site parking shall be provided so that business-related parking does not occur on a municipal highway or neighbouring property;
- xi. Outdoor lighting shall be directed and shielded so that it does not create glare on an adjacent property or roadway; and
- xii. The scale, intensity, and operation of the business shall remain compatible with the principal residential use and surrounding development.

4.1.7 The following shall not be permitted as a Minor or Major Home-based Business:

- i. Commercial repair, bodywork, or painting of motor vehicles, recreational vehicles, trailers, machinery, or boats;
- ii. Welding, machining, metal fabrication, or manufacturing;
- iii. Cabinet making, commercial woodworking, or similar fabrication involving industrial equipment;
- iv. Commercial slaughtering, cutting, wrapping, or processing of domestic animals or wild game;
- v. A salvage yard, auto-wrecking establishment, or the accumulation of derelict vehicles, machinery, or equipment;
- vi. The bulk storage of fuel, chemicals, hazardous substances, waste, or dangerous goods;
- vii. Cannabis cultivation, production, processing, distribution, or retail sales;
- viii. A trucking, transportation, construction, or contractor's yard involving heavy commercial vehicles, heavy equipment, bulk materials, or substantial outdoor storage;
- ix. Manufacturing, processing, or assembly that produces effects beyond the boundaries of the site;
- x. Commercial storage or self-storage offered to the public;
- xi. An adult-entertainment establishment; or
- xii. Any use defined or listed by this Bylaw as an industrial use.

4.1.8 A prohibited home-based business activity may be considered only in a zoning district where it is expressly listed as a permitted or discretionary use.

4.1.9 Retail sales shall be limited to:

- i. Goods produced, assembled, or created as part of the approved home-based business;
- ii. Goods directly related and incidental to a service provided by the approved business; or
- iii. Transactions completed primarily by telephone, mail, or electronic means where customer attendance at the site is incidental.

4.1.10 A retail store involving the regular display of merchandise or regular attendance by the public shall not be permitted as a home-based business.

4.1.11 A bed-and-breakfast, daycare, residential care home and any other use separately defined in this Bylaw shall be considered under the provisions applicable to that specific use and shall not be approved as a home-based business.

4.1.12 Maintenance or repair of vehicles, machinery, and equipment owned or operated as part of an agricultural operation on the same site shall be considered accessory to that agricultural operation and shall not constitute a home-based business.

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4.1.13 The commercial repair of vehicles, machinery, or equipment belonging to other persons shall not be considered accessory to an agricultural operation.

4.1.14 A home-based business shall not:

- i. Materially interfere with the use and enjoyment of an adjacent property;
- ii. Generate noise, vibration, smoke, dust, fumes, odour, heat, glare, or electrical interference beyond the boundaries of the site;
- iii. Create unsafe traffic, parking, or access conditions;
- iv. Generate waste that cannot be accommodated through the waste-management system normally available to the site;
- v. Involve the discharge of liquid, chemical, or other waste into a private sewage system, municipal system, water body, or onto land except as lawfully authorized; or
- vi. Create an appearance or level of activity inconsistent with the continued use of the site as a residence.

4.1.15 Normal effects associated with an agricultural operation shall not be evaluated under this Section as effects of a home-based business.

4.1.16 In considering an application for a Major Home-based Business, Council shall evaluate:

- i. The nature, scale, and hours of the proposed business;
- ii. The number of residents and non-resident employees;
- iii. Anticipated customer, client, and delivery traffic;
- iv. The number, size, and type of business vehicles and equipment;
- v. The suitability and capacity of the site access and surrounding roads;
- vi. The availability and location of on-site parking;
- vii. The nature and extent of proposed outdoor storage or activity;
- viii. Potential noise, odour, dust, lighting, drainage, fire, environmental, and safety effects;
- ix. Proximity and potential effects on adjacent residential properties;
- x. Compatibility with the purpose and character of the applicable zoning district; and
- xi. Whether the business would be more appropriately located within a Commercial or Industrial District.

4.1.17 When approving a Major Home-based Business, Council may impose conditions authorized by this Bylaw respecting:

- i. Hours and days of operation;
- ii. The number of non-resident employees;
- iii. Customer or client attendance;
- iv. Deliveries;
- v. Parking and site access;
- vi. The number and type of business vehicles;
- vii. Outdoor storage and screening;
- viii. Outdoor lighting;
- ix. Waste management;
- x. The location and area occupied by the business; and

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xi. Measures necessary to maintain compatibility with neighbouring properties.

4.1.18 Conditions shall be reasonable, related to the proposed use and consistent with the standards and approval criteria of this Bylaw.

4.1.19 A development permit or discretionary-use approval for a home-based business applies only to the business and resident operator identified in the approval.

4.1.20 The approval expires when:

- i. The operator ceases to ordinarily reside in the principal dwelling;
- ii. The business is transferred to another operator;
- iii. The nature, location, scale, or intensity of the business materially changes;
- iv. The conditions of approval are not complied with; or
- v. The business is discontinued for twelve (12) consecutive months.

4.1.21 A new or materially changed homebased business requires a new development permit and, where applicable, discretionary use approval.

4.1.22 Where a home-based business grows or changes so that it no longer complies with this Section or the conditions of its approval, the business shall:

- i. Reduce or modify its operations to restore compliance; or
- ii. Relocate to a zoning district in which the use is permitted or may be considered as a discretionary use.

4.2 Farm-based Business

4.2.1 The purpose of a Farm-based Business is to accommodate a limited business activity that:

- i. Is operated in conjunction with an established agricultural operation;
- ii. Supports, services, processes, or add value to agricultural products or activities;
- iii. Remains accessory and subordinate to the principal agricultural operation; and
- iv. Is compatible with agricultural operations and neighbouring land uses.

4.2.2 A Farm-based Business shall not be used to establish an unrelated commercial or industrial principal use within the Agricultural District.

4.2.3 A Farm-based Business may be approved by Council as a discretionary use in the Agricultural District.

4.2.4 Approval shall apply only to the business, operator, site, and scale of operation described in the application and development permit.

4.2.5 A Farm-based Business shall:

- i. Be located on a site containing an established agricultural operation;
- ii. Be operated by the registered owner, agricultural operator or another person directly involved in the agricultural operation conducted on the site;
- iii. Remain accessory and subordinate to the agricultural operation;
- iv. Be located within or immediately adjacent to the established farmyard, unless Council approves another suitable location; and

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- v. Not interfere with or displace the principal agricultural use of the site.
- 4.2.6 A Farm-based Business may be conducted within:
 - i. An existing principal or accessory agricultural building;
 - ii. A new accessory building approved for the business; or
 - iii. An outdoor operational or storage area specifically shown on the approved site plan.
- 4.2.7 Council shall establish the maximum building area and outdoor operational area as part of the discretionary-use approval, having regard to the nature of the business, size of the site, and continued predominance of the agricultural operation.
- 4.2.8 The business shall not expand beyond the approved buildings or operational area without a new discretionary-use approval.
- 4.2.9 No more than two (2) people who are not residents of the site or members of the farm operation may work at the site at any one time.
- 4.2.10 Council may approve a different limit where the applicant demonstrates that the additional employees will not:
 - i. Materially increase traffic;
 - ii. Requires off-site parking;
 - iii. Adversely affects road safety or road capacity; or
 - iv. Change the business into a principal commercial or industrial use.
- 4.2.11 Outdoor storage directly associated with the approved Farm-based Business may be permitted where:
 - i. Its location and maximum area are identified on the approved site plan;
 - ii. It is located entirely within the site;
 - iii. It does not obstruct a sight triangle, approach, drainage course, emergency access, or agricultural access;
 - iv. It does not include derelict vehicles, waste, or materials unrelated to the approved business;
 - v. It is maintained in a safe or orderly condition; and
 - vi. Screening is provided where required by Council to minimize material effects on an adjacent dwelling or public roadway.
- 4.2.12 A Farm-based Business shall not:
 - i. Create a fire, health, environmental, or safety hazard;
 - ii. Generate noise, vibration, smoke, dust, fumes, odour, heat, glare, or electrical interference that materially interferes with the use of an adjacent property;
 - iii. Adversely affect surface drainage, groundwater, a water body, or private sewage system;
 - iv. Involve lighting directed toward an adjacent dwelling or highway;
 - v. Obstruct agricultural operations on the site or neighbouring agricultural land; or
 - vi. Create a scale or intensity of activity more appropriately characterized as a principal commercial or industrial use.
- 4.2.13 Normal effects associated with the principal agricultural operation shall not be considered effects of the Farm-based Business.

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4.2.14 The following shall not be approved as a Farm-based Business:

- i. Retail cannabis sales or cannabis production, processing, or distribution;
- ii. A salvage yard or auto-wrecking establishment;
- iii. Commercial storage or self-service storage offered to the public;
- iv. A trucking or transportation yard unrelated to the agricultural operation;
- v. An unrelated contractor's yard, welding shop, machine shop, or fabrication facility;
- vi. Bulk storage of hazardous substances, dangerous goods or waste, except quantities ordinarily required for and lawfully associated with the agricultural operation;
- vii. Commercial vehicle repair or equipment repair offered generally to the public;
- viii. An industrial manufacturing or processing operation unrelated to agriculture;
- ix. A bed-and-breakfast, campground, daycare, or other use separately defined by this Bylaw; or
- x. Any use that Council determines would be more appropriately located in the Commercial or Industrial District.

4.2.15 A separately defined use shall be considered under the provisions applicable to that use and shall not be approved as a Farm-based Business.

4.2.16 When a farm-based business involves production, processing, preparation, storage, or sale of food, beverages, or other consumable products, the operator shall obtain and maintain all licenses, inspections, and approvals required by the Saskatchewan Health Authority and applicable provincial and federal legislation.

4.2.17 The issuance of a municipal development permit does not represent confirmation that provincial or federal health requirements have been satisfied.

4.2.18 In considering an application, Council shall evaluate:

- i. The relationship between the proposed business and the agricultural operation;
- ii. Whether the agricultural operation will remain the principal use;
- iii. The proposed buildings and outdoor operational area;
- iv. The number of operators, employees, customers, and deliveries;
- v. The number and type of business vehicles and equipment;
- vi. The suitability of the site access and surrounding roads;
- vii. Outdoor storage and screening;
- viii. Water supply, wastewater, and waste management;
- ix. Potential noise, dust, odour, lighting, drainage, fire, and environmental effects;
- x. Proximity to neighbouring dwellings and agricultural operations; and
- xi. Whether the proposed activity would be more appropriately located in a Commercial or Industrial District.

4.2.19 Council may impose conditions authorized by this Bylaw respecting:

- i. The maximum building and outdoor operational area;
- ii. The number of non-resident employees;
- iii. Hours of public operation;
- iv. Customer attendance and deliveries;
- v. Access, parking, and loading;

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- vi. The number and type of business vehicles;
- vii. Outdoor storage, screening, and lighting;
- viii. Waste and wastewater management; and
- ix. Measures required to maintain compatibility with neighbouring properties and agricultural operations.

4.2.20 Approval of a Farm-based Business applies only to the business, operator, location, and scale identified in the approval.

4.2.21 A new discretionary-use approval is required where:

- i. The business is transferred to a different operator;
- ii. The agricultural operation ceases;
- iii. The nature, location, or scale of the business materially changes;
- iv. The approved building or outdoor operational area is expanded;
- v. The number of employees, business vehicles, or expected customers materially increases; or
- vi. The business is discontinued for twelve (12) consecutive months.

4.3 Short-term Rental Accommodations

4.3.1 A Short-term Rental Accommodation may only be considered where it is expressly identified as a Discretionary Use in the applicable Zoning District.

4.3.2 A Short-term Rental Accommodation is the commercial use of all or part of a lawfully established dwelling unit to provide sleeping accommodation to the travelling or vacationing public for remuneration for a period of thirty (30) consecutive days or less.

4.3.3 A Short-term Rental Accommodation does not include:

- i. A Bed and Breakfast Homestay;
- ii. A Vacation Farm;
- iii. A hotel or motel;
- iv. A campground or Recreational Vehicle;
- v. A Residential Care Home or Personal Care Home;
- vi. A dwelling occupied under a residential tenancy for more than thirty (30) consecutive days; or
- vii. An Event Venue or another use separately defined by this Bylaw.

4.3.4 A Short-term Rental Accommodation requires:

- i. approval by Council as a Discretionary Use; and
- ii. the issuance of a Development Permit.

4.3.5 Only one initial Discretionary Use application, public notification process and Development Permit shall be required, subject to the continued validity provisions of this Section.

4.3.6 Approval shall be specific to:

- i. the approved site;
- ii. the dwelling unit identified in the application;
- iii. the registered landowner;

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- iv. the approved maximum occupancy;
 - v. the approved number of guest bedrooms; and
 - vi. the approved site plan, parking arrangement, and servicing information.
- 4.3.7 A Short-term Rental Accommodation shall only be located within a lawfully established dwelling unit that complies with this Bylaw and applicable building, fire, public health, and wastewater requirements.
- 4.3.8 Unless otherwise expressly approved by Council:
 - i. Only one dwelling unit on a site may be used as a Short-term Rental Accommodation;
 - ii. Only one Short-term Rental Accommodation operation is permitted on a site;
 - iii. The accommodation shall be rented to only one booking party at a time;
 - iv. An individual bedroom shall not be separately rented to an unrelated booking party;
 - v. a Recreational Vehicle, tent, shed, garage, or other accessory building shall not be used to provide additional guest accommodation; and
 - vi. No portion of a site shall be used as a campground.
- 4.3.9 The rental of individual bedrooms while the operator occupied the dwelling as their principal residence shall be considered a Bed and Breakfast and shall comply with the applicable provisions of this Bylaw.
- 4.3.10 In addition to the application requirements contained elsewhere in this Bylaw, an application shall include:
 - i. the name and contact information of the applicant, registered landowner, and/or proposed operator;
 - ii. Proof of ownership or written authorization from the registered landowner;
 - iii. the municipal and legal description of the property;
 - iv. a description of whether the entire dwelling or a portion of the dwelling will be rented;
 - v. the proposed number of guest bedrooms and maximum number of overnight occupants;
 - vi. a floor plan identifying all proposed guest bedrooms; kitchens and cooking areas; washrooms; entrances and exits; smoke and carbon monoxide alarms; fire extinguishers; and any other fire or emergency safety equipment;
 - vii. A Site Plan identifying the dwelling and all accessory buildings; property boundaries; on-site parking spaces; vehicle and emergency access; outdoor guest areas, decks, patios, and fire pits; garbage and recycling storage; water supply and wastewater facilities; and any water body, watercourse, wetland, shoreline, flood-prone area, unstable slope, or other potentially hazardous land;
 - viii. A description of the water supply and wastewater disposal systems and their capacity to accommodate the proposed maximum occupancy;
 - ix. A parking plan identifying the number and location of parking spaces and any proposed parking for boats, trailers, or recreational equipment;
 - x. A fire and emergency safety plan;
 - xi. The name and twenty-four-hour contact information of the Responsible Person;

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- xii. A written operational plan addressing garbage, noise, parking, outdoor fires, guest conduct, and complaint response;
- xiii. Confirmation of any required provincial approvals or inspections; and
- xiv. Any additional information reasonably required to evaluate the application under this Section.

4.3.11 When considering an application, Council shall evaluate:

- i. The size, configuration, and suitability of the site and dwelling;
- ii. Compatibility with neighbouring properties and the residential or recreational character of the area;
- iii. The proposed maximum occupancy and number of guest bedrooms;
- iv. The proximity of neighbouring dwellings and outdoor amenity areas;
- v. Legal and physical suitable road access;
- vi. The adequacy and location of on-site parking;
- vii. The potential for increased traffic or obstruction of emergency access;
- viii. The adequacy of water supply and wastewater capacity;
- ix. Garbage and recycling storage and collection;
- x. Fire protection, emergency access, and evacuation;
- xi. Drainage, flooding, erosion, slope stability, and other hazardous land conditions;
- xii. Proximity and potential effects on Turtle Lake, Brightsand Lake, other water bodies, watercourses, wetlands, and groundwater;
- xiii. The location and use of decks, patios, fire pits, and other outdoor guest areas;
- xiv. Potential effects involving noise, lighting, smoke, privacy, and general site activity;
- xv. The availability and proximity of the Responsible Person;
- xvi. The compliance history of the site, owner, or operator regarding relevant municipal approvals or bylaws; and
- xvii. Compliance with applicable municipal and provincial requirements.

4.3.12 Unless a lower occupancy is specified by Council as a condition of approval, the maximum overnight occupancy shall not exceed:

- i. Two persons per lawful guest bedroom; and
- ii. The occupancy that can be safely accommodated by the dwelling, water supply, wastewater system, parking area, and fire safety provisions.

4.3.13 A room shall not be counted as a guest bedroom unless it:

- i. Is lawfully established for sleeping accommodation;
- ii. Complies with applicable construction and fire safety requirements;
- iii. Is identified as a bedroom on the approved floor plan; and
- iv. Has adequate emergency egress.

4.3.14 Council may approve a lower maximum occupancy where warranted by the capacity of the site, dwelling, parking, access, wastewater system, neighbourhood or emergency services.

4.3.15 The maximum approved occupancy shall include all overnight guests, regardless of age.

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- 4.3.16 The number of persons attending the property shall not exceed the maximum overnight occupancy by more than the number authorized by Council as a condition of approval.
- 4.3.17 Where Council has not authorized additional daytime visitors, the maximum number of persons on the property shall be the approved maximum overnight occupancy.
- 4.3.18 The property shall not be used to host a gathering that exceeds the approved occupancy or visitor limit.
- 4.3.19 A Short-term Rental Accommodation shall provide a minimum of whichever is greater:
- i. Two on-site parking spaces; or
 - ii. One on-site parking space for each approved guest bedroom.
- 4.3.20 Council may reduce the number of required parking spaces where the applicant demonstrates that the proposed occupancy can be accommodated without creating off-site parking or traffic conflicts.
- 4.3.21 All guest parking, including parking for boats, trailers, and recreational equipment, shall:
- i. Be located entirely on the approved site;
 - ii. Not obstruct a public road, municipal road allowance, private access road, or neighbouring driveway;
 - iii. Not interfere with emergency vehicle access;
 - iv. Not be located within a required sight triangle;
 - v. Not damage a municipal ditch, boulevard, or drainage system; and
 - vi. Comply with the parking requirements of this Bylaw.
- 4.3.22 No approval granted under this Section authorizes parking on a municipal road or municipal property.
- 4.3.23 The water supply and wastewater disposal systems shall be suitable for the approved maximum occupancy and shall comply with applicable provincial and municipal requirements.
- 4.3.24 Where the property is serviced by a private wastewater system, Council or the Development Officer may require:
- i. Confirmation of the type, location, condition, and design capacity of the system;
 - ii. An inspection or assessment prepared by a qualified person;
 - iii. Confirmation that the system can accommodate the proposed occupancy;
 - iv. Records of holding tank or septic tank servicing; or
 - v. Other information necessary to assess potential effects on public health, groundwater, or surface water.
- 4.3.25 Wastewater shall not be discharged onto the ground, into a ditch, water body, watercourse, wetland, drainage system, or other unauthorized location.
- 4.3.26 The approved occupancy shall not exceed the capacity of the water supply or wastewater disposal system.
- 4.3.27 The owner and/or operator shall ensure that the Short-term Rental Accommodation complies with applicable fire and building safety requirements.

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- 4.3.28 The accommodation shall contain:
- i. Operational smoke alarms and carbon monoxide alarms as required by applicable legislation;
 - ii. Fire extinguishers, appropriate to the dwelling and any approved outdoor fire area;
 - iii. Clearly identifiable and unobstructed exits;
 - iv. Visible emergency contact information;
 - v. The municipal address or legal land description of the property;
 - vi. Instructions for contact emergency services; and
 - vii. An evacuation plan appropriate to the dwelling and approved occupancy.
- 4.3.29 The municipal address shall be clearly visible from the primary access to the property.
- 4.3.30 No bedroom without compliant emergency egress shall be offered or used as guest sleeping accommodation.
- 4.3.31 The owner shall designate a Responsible Person who:
- i. Is at least eighteen years of age;
 - ii. May be the owner, operator, or another individual authorized to act on the owner's behalf;
 - iii. Is available by telephone twenty-four hours a day while guests occupy the property;
 - iv. Has authority to address guest conduct and compliance concerns;
 - v. Shall respond promptly to contact from the RM, emergency services, or an affected neighbouring landowner; and
 - vi. Shall attend the property within a reasonable period when attendance is required to address an urgent concern.
- 4.3.32 The owner shall ensure that the RM has current contact information for the Responsible Person.
- 4.3.33 A change in the Responsible Person does not require a new Discretionary Use approval, but updated contact information shall be provided to the RM before the individual assumes responsibility.
- 4.3.34 The following information shall be made available to guests within the dwelling:
- i. The approved maximum occupancy;
 - ii. The approved on-site parking locations;
 - iii. The municipal address or legal land description;
 - iv. Emergency contact information;
 - v. The name and telephone number of the Responsible Person;
 - vi. Garbage and recycling requirements;
 - vii. Wastewater and water conservation requirements;
 - viii. Restrictions respecting outdoor fires, fireworks, and burning;
 - ix. Applicable noise and nuisance requirements;
 - x. Instructions respecting boats, trailers, and recreational equipment; and
 - xi. Any site-specific requirements imposed by Council.
- 4.3.35 The Short-term Rental Accommodation shall not unduly interfere with the residential or recreational character of the area or the use and enjoyment of neighbouring properties.
- 4.3.36 Between 10:00 p.m. and 7:00 a.m.:
- i. Outdoor noise shall be minimized;

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- ii. Amplified outdoor music shall not be permitted; and
 - iii. Guests shall not engage in activities that create an unreasonable disturbance beyond the property boundaries.
- 4.3.37 Nothing in this Section limits the application or enforcement of a municipal Noise, Nuisance, or Community Standards Bylaw.
- 4.3.38 Decks, patios, hot tubs, fire pits, and other outdoor guest areas shall be located and used in accordance with applicable municipal and provincial requirements.
- 4.3.39 Outdoor fires:
 - i. Only occur in an approved fire pit or appliance;
 - ii. Comply with applicable fire restrictions, burn bans, and municipal bylaws;
 - iii. Be fully extinguished when unattended; and
 - iv. Not create smoke or another nuisance affecting neighbouring properties.
- 4.3.40 Fireworks shall not be used except where expressly permitted by applicable municipal or provincial requirements.
- 4.3.41 The owner and/or operator shall provide sufficient enclosed or wildlife-resistant containers for garbage and recycling generated by the guests.
- 4.3.42 Garbage and recycling shall:
 - i. Be secured in a secure and orderly manner;
 - ii. Not accumulate on the site;
 - iii. Not create odour, litter, wildlife, or public health concerns; and
 - iv. Be removed or collected regularly.
- 4.3.43 The property shall be maintained in a safe, tidy, and sanitary condition.
- 4.3.44 The owner and operator are responsible for obtaining and maintaining all applicable provincial and federal approvals, permits, and inspections.
- 4.3.45 A municipal Development Permit does not constitute approval under applicable building, fire, public health, wastewater, taxation or consumer-protection requirements.
- 4.3.46 The RM may require evidence of an applicable approval or inspection before occupancy or continued operation.
- 4.3.47 Council may impose conditions consistent with this Bylaw respecting:
 - i. The maximum number of guest bedrooms and occupants;
 - ii. The number and location of parking spaces;
 - iii. Access and emergency access;
 - iv. Water supply and wastewater management;
 - v. Garbage and recycling storage;
 - vi. Fire and emergency safety measures;
 - vii. Decks, patios, fire pits, and other outdoor guest areas;
 - viii. Screening, landscaping, and outdoor lighting;
 - ix. Hours of use for outdoor guest areas;

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- x. The number of daytime visitors;
 - xi. Measures to minimize noise and effects on neighbouring properties; and
 - xii. Any other on-site specific matter authorized by this Bylaw and applicable legislation.
- 4.3.48 Subject to compliance with this Bylaw and the conditions of approval, a Discretionary Use approval and Development Permit for a Short-term Rental Accommodation shall remain valid until the earliest of:
 - i. The Short-term Rental Accommodation being discontinued for twelve consecutive months;
 - ii. A transfer of title to the property resulting from a sale;
 - iii. A material change to the approved use;
 - iv. The dwelling ceasing to be a lawful dwelling unit;
 - v. The use being expanded beyond the approved occupancy, guest-bedroom, or site limits; or
 - vi. The approval or Development Permit being cancelled, revoked, or otherwise declared invalid in accordance with this Bylaw and applicable legislation.
- 4.3.49 A Discretionary Use approval under this Section is specific to the registered landowner and does not automatically authorize a purchaser to continue operating the Short-term Rental Accommodation.
- 4.3.50 Upon a transfer of title resulting from a sale:
 - i. The purchaser shall obtain a new Discretionary Use approval and Development Permit before advertising, accepting bookings, or operating the accommodation; and
 - ii. The existing owner shall cease accepting bookings extending beyond the date of the transfer unless the purchaser has obtained the required approval.
- 4.3.51 A prospective purchaser may apply before the transfer of title where the registered owner provides written authorization.
- 4.3.52 A new or amended Discretionary Use approval and Development Permit shall be required before:
 - i. Increasing the approved number of guest bedrooms;
 - ii. Increasing the approved maximum occupancy;
 - iii. Adding another dwelling unit or accommodation area;
 - iv. Materially altering the approved parking or access arrangement;
 - v. Materially changing the water supply or wastewater system;
 - vi. Expanding the use into an accessory building;
 - vii. Adding an Event Venue or another separately classified use; or
 - viii. Making another material change to the nature, scale, or intensity of the approved operation.
- 4.3.53 A change in an online booking platform, property-management company or Responsible Person does not require a new approval, provided the approved land use and intensity remain unchanged and the RM receives updated contact information.
- 4.3.54 The owner and operator shall provide information reasonably required by the RM to determine compliance with this Bylaw and the conditions of approval.
- 4.3.55 An inspection of the property may be undertaken by an authorized municipal official in accordance with applicable legislation.

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- 4.3.56 The RM may require confirmation of:
- i. The number and location of guest bedrooms;
 - ii. The maximum advertised occupancy;
 - iii. Parking availability;
 - iv. Wastewater system servicing or capacity;
 - v. Fire and emergency safety measures; and
 - vi. Current owner, operator, and Responsible Person contact information.
- 4.3.57 Where a Short-term Rental Accommodation does not comply with this Bylaw, an approved plan or a condition of approval, the RM may take enforcement action in accordance with this Bylaw and applicable legislation.
- 4.3.58 Non-compliance may include:
- i. Exceeding the approved maximum occupancy;
 - ii. Using unauthorized bedrooms or accommodation areas;
 - iii. Repeated unauthorized parking on a public road or neighbouring property;
 - iv. Advertising an occupancy or use exceeding the approval;
 - v. Failing to maintain an approved wastewater arrangement;
 - vi. Operating an unauthorized Event Venue, campground, or additional accommodation unit;
 - vii. Failing to maintain current Responsible Person contact information; or
 - viii. Failing to comply with a condition of approval.
- 4.3.59 The receipt of a complaint does not, by itself, establish a contravention. Any enforcement decision shall be based on available evidence and applicable municipal authority.
- 4.3.60 A Short-term Rental Accommodation existing on the effective date of this Bylaw shall be administered in accordance with *The Planning and Development Act, 2007* and the applicable existing-use, discretionary use and non-conforming use provisions of this Bylaw.
- 4.3.61 The owner of a Short-term Rental Accommodation existing on the effective date of this Bylaw shall, within eighteen (18) months after that date:
- i. Identify the property to the RM;
 - ii. Provide current owner, operator, and Responsible Person contact information;
 - iii. Identify the number of guest bedrooms and maximum advertised occupancy;
 - iv. Provide information respecting parking, water supply, and wastewater disposal; and
 - v. Apply for any Development Permit lawfully required by the RM.
- 4.3.62 Where an existing Short-term Rental Accommodation is deemed approved under *The Planning and Development Act, 2007*, a new Discretionary Use hearing shall not be required solely because the use existed on the effective date of this Bylaw. The RM may issue a Development Permit documenting the approved location, dwelling, number of guest bedrooms, maximum occupancy, parking, and servicing arrangements.
- 4.3.63 After the eighteen (18)-month transition period, operating a Short-term Rental Accommodation without a required Development Permit constitutes a contravention of this Bylaw, subject to The Planning and Development Act, 2007.

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- 4.3.64 A new Discretionary Use approval may be required where an existing operation is expanded or materially altered, discontinued for the period specified by this Bylaw, or transferred in circumstances prescribed by this Bylaw.
- 4.3.65 A Short-term Rental Accommodation approval under this Bylaw does not require annual registration, annual licensing or annual renewal of the Development Permit.

4.4 Seasonal Campgrounds

- 4.4.1 A Seasonal Campground may be established, expanded, or materially altered only where:
- It is listed as a discretionary use in the applicable zoning district;
 - Council has approved the use; and
 - A development permit has been issued.
- 4.4.2 The number and location of campsites, internal roads, buildings, accessory uses, and servicing facilities shown on the approved site plan shall form part of the approval.
- 4.4.3 An application shall include a site plan showing:
- The legal boundaries and dimensions of the property;
 - The number, dimensions, and locations of all proposed campsites;
 - The location and intended use of all existing and proposed buildings and structures;
 - Internal roads, emergency routes, approaches, parking, and loading areas;
 - Campsite and road identification;
 - Potable-water infrastructure;
 - Sewage collection, treatment, holding, pump-out, or disposal facilities;
 - Garbage and recycling facilities;
 - Drainage, water bodies, flood-prone lands, wetlands, and environmentally sensitive areas;
 - Fire-protection infrastructure and emergency-access arrangements;
 - Landscaping buffers and screening;
 - Outdoor recreation and common areas; and
 - The proposed phases and anticipated completion dates.
- 4.4.4 Council may require supporting information reasonably necessary to evaluation the application, including drainage, geotechnical, traffic, water-supply, sewage-disposal, environmental, fire-protection, or emergency-response information prepared by a qualified professional.
- 4.4.5 The preliminary application plan may be prepared by a qualified professional acceptable to the Municipality.
- 4.4.6 Before campground operation begins, the operator shall provide a final plan or as-built plan prepared or certified by a Saskatchewan land surveyor showing:
- The campground boundaries;
 - Approved campsites;
 - Internal roads;
 - Principal and accessory buildings;
 - Common areas; and

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- vi. Site and road identification.
- 4.4.7 The Development Officer may waive the requirement for a Saskatchewan land surveyor for a minor expansion or alternation where property boundaries are not in question.
- 4.4.8 A new development permit and an amended approved site plan are required before:
 - i. Increasing the approved number of campsites;
 - ii. Changing campsite boundaries or materially rearranging campsites;
 - iii. Constructing, relocating, or changing the use of a building or structure;
 - iv. Altering an internal road, emergency route, or access;
 - v. Materially changing the potable-water, sewage, or drainage system;
 - vi. Expanding the campground boundaries; or
 - vii. Materially changing the approved use of any portion of the campground.
- 4.4.9 Routine maintenance, replacement of an RV within an approved campsite, minor landscaping, and other work that does not materially alter the approved plan do not require an amended development permit.
- 4.4.10 Unless Council approves a different standard based on an accepted site design and servicing plan:
 - i. A campsite intended for a recreational vehicle shall have a minimum area of 150 square metres; and
 - ii. A campsite restricted exclusively to tenting shall have a minimum area of 60 square metres.
- 4.4.11 Every campsite shall be clearly delineated and assigned a unique identifying number corresponding with the approved site plan.
- 4.4.12 Every campsite shall:
 - i. Be located entirely outside a municipal highway, municipal right-of-way, internal road, required buffer, drainage course, and required sight triangle;
 - ii. Have direct and convenient access to an approved internal road;
 - iii. Provide sufficient area for the accommodation unit, permitted accessory equipment, and required parking;
 - iv. Be graded and drained so that water does not accumulate beneath or immediately around the accommodation unit; and
 - v. Be accessible to emergency services.
- 4.4.13 Recreational vehicles, tents, and other accommodation units on separate campsites shall have a minimum separation of 4.5 metres.
- 4.4.14 Council may require a greater separation where recommended by the fire authority, building official, public health authority, or another applicable regulatory authority.
- 4.4.15 For clarity, the required separation should be measured between the closest exterior portions of the accommodation units and any enclosed additions attached.
- 4.4.16 No more than one principal recreational vehicle, tent, or other accommodation unit shall be placed or occupied on a campsite.

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- 4.4.17 A small supplementary tent associated with the occupants of the principal recreational vehicle may be permitted where:
- Sufficient space and separation are maintained;
 - The approved occupancy of the campsite is not exceeded; and
 - The campground operator authorizes it.
- 4.4.18 No recreational vehicle may be placed in a common area, parking area, internal road, or other areas not approved as a campsite.
- 4.4.19 Internal campground roads shall:
- Provide safe and convenient access to every campsite and campground facility;
 - Accommodate the anticipated vehicles and emergency-response equipment;
 - Provide adequate turning areas and emergency access;
 - Be constructed on a stable, all-weather surface appropriate to the intended seasonal operation;
 - Provide for drainage without adversely affecting neighbouring property or water bodies; and
 - Be maintained in a passable condition during the operating season.
- 4.4.20 The RM's public Road Construction Standards Policy should not automatically apply to private campground roads. Council may instead require an internal-road design prepared by a professional engineer and reviewed by the applicable fire authority.
- 4.4.21 At least one parking space shall be provided within or immediately adjacent to each campsite.
- 4.4.22 Additional visitor, employee, and overflow parking shall be provided in locations identified on the approved site plan. Parking shall not be permitted on internal roads where it would interfere with traffic or emergency access.
- 4.4.23 A minimum buffer area of 4.5 metres shall be provided along the campground boundary. No campsite or building shall be located within the buffer.
- 4.4.24 Council may:
- Reduce the buffer adjacent to compatible open space or another campground use;
 - Require a greater buffer adjacent to a dwelling, incompatible use, or environmentally sensitive area; or
 - Require landscaping, fencing, or screening within the buffer.
- 4.4.25 Access roads, utility crossings, and drainage works may cross the buffer where approved as part of the site plan.
- 4.4.26 The following may be permitted as accessory uses where shown on the approved site plan:
- An office or registration building;
 - Washrooms, showers, and laundry facilities;
 - A convenience store primarily serving campground occupants;
 - Indoor and outdoor recreational facilities;
 - Maintenance and storage buildings;
 - One dwelling unit for the campground owner, operator, or caretaker; and

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- vii. Other uses customarily incidental to the campground.
- 4.4.27 An accessory convenience store shall remain subordinate to the campground and shall not be developed or advertised as a general commercial destination.
- 4.4.28 The campground shall provide occupants with convenient access to a potable-water supply of sufficient quality, quantity, and capacity for the approved number of campsites and maximum design occupancy.
- 4.4.29 The water supply system shall:
 - i. Comply with applicable provincial legislation and approvals;
 - ii. Be designed, constructed, operated, and tested as required by the appropriate regulatory authority; and
 - iii. Be operational before the campground opens for occupancy.
- 4.4.30 Before campground operation begins, the operator shall provide an approved system for the collection, treatment, and disposal of sewage and wastewater generated by the campground.
- 4.4.31 An on-site sewage-dumping station shall not be mandatory where all campsites are connected to an approved sewage system, or another approved collection and disposal arrangement is provided.
- 4.4.32 No sewage or wastewater shall be discharged onto the ground, into a water body, into an unauthorized system, or at any location not approved for that purpose.
- 4.4.33 The operator shall provide on-site garbage and recycling facilities sufficient for the campground's approved capacity.
- 4.4.34 Waste shall be:
 - i. Stored in covered, secure, and animal-resistant containers;
 - ii. Collected at a frequency that prevents overflow, offensive odours, and health hazards; and
 - iii. Transported to an authorized waste-management facility.
- 4.4.35 The operator shall provide and maintain:
 - i. Emergency access suitable for the applicable fire and emergency-response equipment;
 - ii. Clearly identified internal roads and campsites;
 - iii. Unobstructed emergency routes and turning areas;
 - iv. Fire-protection equipment and water supply where required by the applicable fire authority;
 - v. Emergency contact information available to campground occupants; and
 - vi. Any wildfire or evacuation measures required by Council or another applicable authority.
- 4.4.36 Street or road signs and campsite numbers shall correspond with the approved site plan and remain visible during the operating season.
- 4.4.37 Before opening or expanding a campground, the operator shall obtain all approvals, permits, and licenses required by the Saskatchewan Health Authority, Water Security Agency, Ministry of Environment, building official, fire authority, and any other applicable regulatory authority.

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- 4.4.38 The issuance of a municipal discretionary-use approval or development permit does not replace required provincial approval or operating license.
- 4.4.39 Development of an approved Seasonal Campground shall commence within twelve (12) months and be substantially completed within twenty-four (24) months after the development permit is issued.
- 4.4.40 Council may approve one extension where:
- i. The applicant submits a written request before the permit expires;
 - ii. Development has substantially progressed;
 - iii. The approved use and site plan remain appropriate; and
 - iv. No material change has occurred in the Bylaw, site conditions, or surrounding development.
- 4.4.41 If the above requirements are not met, the approval and development permit shall lapse.
- 4.4.42 The Municipality may inspect the campground in accordance with its statutory authority to determine compliance with the Zoning Bylaw, approved site plan, and development permit.
- 4.4.43 Where works have been professionally designed, the operator may be required to submit certification from the responsible professional confirming that the works were completed substantially in accordance with the approved plans.
- 4.4.44 Every Seasonal Campground shall be subject to the applicable annual campground service fee established by Municipal bylaw.
- 4.4.45 Payment of the annual campground service fee does not constitute development approval, approval of additional campsites or renewal of any provincial operating license.
- 4.4.46 Annually, the campground operator shall provide the Municipality with a written declaration confirming:
- i. The number of approved campsites;
 - ii. The number of campsites available for occupancy during that year;
 - iii. Any campsites permanently removed from service; and
 - iv. Any changes from the approved site plan.

4.5 Solid and Liquid Waste Management Facilities

- 4.5.1 A new or expanded Solid or Liquid Waste Management Facility may be established only:
- i. Where it is listed as a discretionary use in the applicable zoning district;
 - ii. Following approval by Council; and
 - iii. Following issuance of a development permit.
- 4.5.2 Approval shall be specific to the type and quantity of material accepted, the facility design, the operational area, and the activities described in the application.
- 4.5.3 For the purpose of this Section, Council shall consider the facility according to the following classifications:
- i. Waste Disposal Ground or Landfill: a facility at which solid waste is permanently disposed of by placement above or below ground;

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- ii. Solid Waste Transfer Station: a facility at which solid waste is received and temporarily stored, sorted, or consolidated for transportation to another approved facility;
- iii. Recycling or Material-Recovery Facility: a facility at which recyclable or reuseable materials are received, separated, processed, or temporarily stored; and
- iv. Liquid Waste Management Facility: a facility used for the reception, storage, treatment, transfer, or disposal of sewage, septage, or other liquid waste.

4.5.4 A facility involving more than one classification shall comply with the requirements applicable to each component.

4.5.5 An application shall include:

- i. A description of the proposed facility and activities;
- ii. The types, sources, and estimated annual quantities of waste to be accepted;
- iii. A site plan showing the property boundaries, operational areas, buildings, storage areas, internal roads, approaches, fencing, and buffers;
- iv. The location of residences, public buildings, highways, cemeteries, water bodies, drainage courses, and wells within the distances required by the applicable provincial authority;
- v. Proposed hours and seasons of operation;
- vi. Anticipated traffic volumes and types of vehicles;
- vii. Proposed water, wastewater, stormwater, and drainage systems;
- viii. Measures for managing leachate, spills, odour, dust, noise, litter, insects, rodents, wildlife, and fire;
- ix. Security, fencing, and controlled-access measures;
- x. A description of the underlying soils, geology, groundwater, and aquifers;
- xi. An emergency response and spill-response plan;
- xii. A preliminary decommissioning and reclamation plan;
- xiii. Copies of provincial applications, approvals, or correspondence available at the time of application; and
- xiv. Any other information reasonably required to evaluate the proposed use.

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- 4.5.6 Council may require, at the applicant's expense, studies prepared by qualified professionals concerning:
- i. Site suitability;
 - ii. Geology and hydrogeology;
 - iii. Ground water and surface water protection;
 - iv. Drainage and stormwater management;
 - v. Environmental effects;
 - vi. Traffic and road impacts;
 - vii. Noise, dust, and odour;
 - viii. Fire protection and emergency response;
 - ix. Leachate or liquid-waste containment; and
 - x. Decommissioning, reclamation, and post-closure monitoring.
- 4.5.7 The studies shall identify proposed mitigation measures and any residual risks associated with the facility.
- 4.5.8 A facility shall:
- i. Have legal access to an all-weather road capable of accommodating the anticipated vehicles and loads;
 - ii. Provide safe access, internal circulation, loading, unloading, and vehicle-turning areas;
 - iii. Provide sufficient on-site parking and queuing space;
 - iv. Not rely on a municipal highway for parking, queuing, loading, or unloading; and
 - v. Not deposit mud, waste, or debris on a municipal or provincial highway.
- 4.5.9 Council may require the applicant to construct or fund road or approach improvements where authorized by legislation and reasonably attributable to the proposed development.
- 4.5.10 A Waste Disposal Ground or Landfill shall comply with the separation distances required by provincial legislation and its provincial permit.
- 4.5.11 Council may consider a reduction to a setback established solely by this Bylaw where:
- i. The setback is not required by provincial legislation or a provincial permit;
 - ii. The reduction is supported by a site-specific assessment prepared by a qualified professional;
 - iii. The applicable provincial authority has confirmed that it has no objection;
 - iv. The reduction will not create unacceptable health, safety, environmental, or land-use impact; and
 - v. The reduction is authorized through the applicable amendment, variance, or discretionary-use process.
- 4.5.12 An agreement between affected property owners does not authorize Council to waive a provincial requirement.

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- 4.5.13 Distances shall be measured from the nearest boundary of the waste-disposal operational area to the nearest applicable property, building, highway, or cemetery, unless provincial legislation or the provincial permit requires another method of measurement.
- 4.5.14 The setbacks applicable to a Solid Waste Transfer Station, Recycling or Material-Recovery Facility or Liquid Waste Management Facility shall be determined through the discretionary-use review, having regard to:
- The nature and quantity of materials handled;
 - Whether waste is temporarily stored or permanently disposed of;
 - Proximity to residences, public buildings, water bodies, and wells;
 - Potential noise, odour, dust, traffic, litter, and visual effects;
 - Geology, groundwater, and surface drainage;
 - Proposed containment and environmental controls; and
 - Applicable provincial requirements and technical recommendations.
- 4.5.15 Council shall not authorize a setback that is less than a minimum established by provincial legislation or a provincial permit.
- 4.5.16 Council may require a landscaped buffer, berm, solid fence, or combination thereof where necessary to:
- Contain litter;
 - Screen outdoor operations or storage;
 - Reduce dust, noise, lighting, or visual effects;
 - Protect neighbouring properties; or
 - Safeguard a water body, drainage course, or environmentally sensitive area.
- 4.5.17 The approved buffer or screening shall be established before operation begins and maintained for the duration of the use.
- 4.5.18 A facility shall be fenced or otherwise secured where necessary to:
- Prevent unauthorized access and illegal dumping;
 - Control windblown material;
 - Protect public safety;
 - Manage wildlife; and
 - Comply with provincial permit requirements.
- 4.5.19 Access gates shall be secured when the facility is closed.
- 4.5.20 The facility shall be designed, constructed, and operated so that it does not:
- Contaminate groundwater or surface water;
 - Adversely alter drainage or increase flooding or erosion;
 - Permit unauthorized discharge of leachate, sewage, or other liquid waste;
 - Result in waste, litter, or debris leaving the site;
 - Create an uncontrolled fire or combustion hazard; or
 - Accept waste not authorized by the development approval or provincial permit.

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4.5.21 As part of a discretionary-use approval, Council may impose conditions authorized by this Bylaw respecting:

- i. The types and maximum quantities of materials accepted;
- ii. Hours and days of operation;
- iii. Traffic routes and access;
- iv. Dust, noise, odour, and litter control;
- v. Fencing, buffers, and screening;
- vi. Maximum height and location of material stockpiles;
- vii. Excavation, filling, and grading;
- viii. Surface water and groundwater monitoring;
- ix. Fire prevention and emergency response;
- x. Recordkeeping and reporting to the Municipality; and
- xi. Site decommissioning and reclamation.

4.5.22 The applicant is responsible for obtaining all permits, approvals, and authorizations required by the Saskatchewan Ministry of Environment, Water Security Agency, Saskatchewan Health Authority and any other applicable authority.

4.5.23 Council may grant conditional discretionary-use approval before all provincial permits have been issued; however, no site preparation, construction, or operation shall commence until the applicant has provided the Municipality with copies of all provincial permits and approvals required for that stage of development.

4.5.24 Municipal approval does not replace or modify any provincial requirement.

4.5.25 A new discretionary-use approval and development permit are required before:

- i. Expanding the approved operational area;
- ii. Increasing the approved disposal or storage capacity;
- iii. Accepting a materially different type of waste;
- iv. Adding permanent waste disposal to a transfer facility;
- v. Adding liquid-waste handling or disposal;
- vi. Materially altering the access, drainage, or environmental-control systems; or
- vii. Changing the approved reclamation or closure plan.

4.5.26 Before permanently closing the facility, the operator shall:

- i. Obtain all required provincial closure approvals;
- ii. Implement the approved decommissioning and reclamation plan;
- iii. Remove waste and materials not authorized to remain permanently;
- iv. Stabilize and secure the site;
- v. Restore drainage and control erosion; and
- vi. Undertake any required environmental monitoring and corrective action.

4.5.27 Municipal approval of closure does not relieve the owner or operator from provincial post-closure obligations.

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4.5.28 In considering an application, Council shall evaluate:

- i. Conformity with the Official Community Plan;
- ii. Site suitability and surrounding land uses;
- iii. Separation from residences, public buildings, highways, water bodies, and wells;
- iv. Groundwater and aquifer vulnerability;
- v. Prevailing winds and potential odour, dust, smoke, and litter effects;
- vi. Traffic volume, vehicle type, and road capacity;
- vii. Drainage, flooding, and environmental risks;
- viii. Fire protection and emergency response capacity;
- ix. Proposed operating, monitoring, and mitigation measures;
- x. Provincial comments and approval requirements; and
- xi. Long-term closure, reclamation, and financial responsibility.

4.6 Bed and Breakfast and Vacation Farm Standards

4.6.1 A Bed-and-Breakfast or Vacation Farm may only be established only:

- i. Where listed as a discretionary use in the applicable zoning district;
- ii. Following approval by Council; and
- iii. Following issuance of a development permit.

4.6.2 Approval shall apply only to the location, operator, number of guest rooms, cabins, campsites, and accessory activities in the application.

4.6.3 A Bed-and-Breakfast shall:

- i. Be located within a lawfully established single detached dwelling or within one dwelling unit of a semi-detached dwelling;
- ii. Be accessory and subordinate to the principal residential use;
- iii. Be operated by a person who ordinarily resides in that dwelling;
- iv. Provide guest accommodation within the operator's principal dwelling; and
- v. Maintain the residential character and appearance of the dwelling and site.

4.6.4 A secondary suite or detached cabin shall not be considered part of a Bed-and-Breakfast. Rental of those accommodations shall be considered under the applicable provisions for a short-term rental, tourist cabin, or other visitor accommodation.

4.6.5 Council shall establish the maximum number of guest rooms as part of the discretionary-use approval.

4.6.6 Each guest room shall:

- i. Be located within the principal dwelling;
- ii. Comply with applicable building, fire, and public-health requirements;
- iii. Not constitute a separate dwelling unit; and
- iv. Not contain a stove, cooktop, oven, or other permanent cooking facility.

4.6.7 A mini-fridge, microwave, coffee maker, or similar limited refreshment appliance may be permitted where allowed by applicable building, fire, and health requirements.

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4.6.8 A Bed-and-Breakfast shall provide:

- i. One off-street parking space for each guest room, in addition to the parking required for the dwelling;
- ii. Safe and suitable site access;
- iii. Sufficient on-site area for vehicles to enter and exit safely; and
- iv. Parking entirely within the site, without relying on municipal highway or neighbouring property.

4.6.9 The applicant shall demonstrate that:

- i. The potable-water supply is sufficient for the dwelling and maximum guest capacity;
- ii. The wastewater system is approved and has sufficient capacity for the proposed use;
- iii. Garbage can be safely stored and disposed of; and
- iv. The use will not exceed the approved capacity of municipal or private services.

4.6.10 A Vacation Farm shall:

- i. Be located on a site containing an established agricultural operation;
- ii. Be operated in conjunction with that agricultural operation;
- iii. Remain accessory and subordinate to the principal agricultural use; and
- iv. Provide visitors with accommodation or recreational experiences related to the agricultural or rural character of the site.

4.6.11 A visitor-accommodation business located on a Country Residential property without an agricultural operation shall be considered a rural tourist accommodation, cabin development, or other applicable use – not a Vacation Farm.

4.6.12 Subject to Council's approval, a Vacation Farm may include:

- i. Guest accommodation within the principal farm dwelling;
- ii. A maximum of five detached tourist cabins;
- iii. Farm tours, demonstrations, and educational activities;
- iv. Small-scale recreational activities;
- v. The incidental sale of agricultural products produced on the site; and
- vi. Food service accessory to the approved operation.

4.6.13 A maximum of five tourist cabins may be approved as part of a Vacation Farm, provided:

- i. Their location, dimensions, and maximum occupancy are shown on the approved site plan;
- ii. Each cabin complies with applicable setbacks and site-coverage requirements;
- iii. Safe access and parking are provided;
- iv. Potable water and wastewater servicing are approved for the maximum occupancy;
- v. Emergency access and fire protection are provided;
- vi. The cabins are not separately titled or used as permanent dwellings; and
- vii. The cabins remain under the common management of the Vacation Farm.

4.6.14 More than five cabins shall be considered a resort, tourist cabin development, or other principal tourism use and shall require approval under the provisions applicable to that use.

4.6.15 An application shall include:

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- i. A site plan showing buildings, guest rooms, cabins, parking, access, outdoor activity areas, and servicing;
 - ii. The proposed maximum number of guests;
 - iii. Proposed hours and seasons of operation;
 - iv. Water and wastewater information;
 - v. Garbage-storage and disposal arrangements;
 - vi. Emergency access and fire-protection measures;
 - vii. A description of food preparation or service;
 - viii. Proposed outdoor recreation or events; and
 - ix. Copies of available provincial approvals or correspondence.
- 4.6.16 Before operation begins, the operator shall provide evidence that all applicable approvals, inspections and licenses have been obtained from the Saskatchewan Health Authority and any other applicable regulatory authority.
- 4.6.17 The operator shall maintain all required approvals for the duration of use.
- 4.6.18 Municipal approval does not represent confirmation that public-health, food-safety, building, fire, or wastewater requirements have been satisfied.
- 4.6.19 The use shall not:
 - i. Create noise, lighting, traffic, or other activity that materially interferes with an adjacent property;
 - ii. Rely on a municipal highway for guest parking;
 - iii. Exceed the approved number of guest rooms, cabins, or occupants;
 - iv. Include outdoor storage unrelated to the approved use;
 - v. Adversely affect drainage, groundwater, a water body, or environmentally sensitive land; or
 - vi. Change the principal residential or agricultural character of a site.
- 4.6.20 Council shall consider:
 - i. Compatibility with surrounding agricultural, residential, and recreational uses;
 - ii. The scale and intensity of the proposed operation;
 - iii. Road access, traffic, and parking;
 - iv. Water supply, wastewater capacity, and solid-waste management;
 - v. Drainage, flooding, and environmental conditions;
 - vi. Emergency access and fire protection;
 - vii. Noise, lighting, and outdoor activities;
 - viii. Proximity to neighbouring dwellings; and
 - ix. Consistency with the OCP's agricultural and tourism policies.
- 4.6.21 A new or amended discretionary-use approval is required before:
 - i. Increasing the number of guest rooms or cabins;
 - ii. Materially expanding the accommodation or outdoor-activity area;
 - iii. Adding food service, events, or another significant accessory use;

- iv. Transferring the operation to a person who does not reside in the dwelling or operate the agricultural operation, as applicable; or
- v. Making another material change to the approved operation.

4.7 Manufactured and Mobile Homes

- 4.7.1 A manufactured or mobile home may be placed only:
 - i. In a zoning district where it is listed as a permitted or discretionary use;
 - ii. Following issuance of a development permit;
 - iii. Following issuance of any required building permit; and
 - iv. In compliance with the setbacks, site coverage, height, and other requirements of the applicable zoning district.
- 4.7.2 A manufactured or mobile home shall:
 - i. Bear the certification label applicable to the home at the time it was manufactured; or
 - ii. Where certification cannot be confirmed, satisfy the inspection and approval requirements of the applicable building official and provincial legislation.
- 4.7.3 The home, its placement, and any subsequent alteration shall comply with the applicable construction codes, standards, and provincial requirements.
- 4.7.4 A manufactured or mobile home shall be installed on a foundation, blocking, pier, or other support and anchoring system:
 - i. Appropriate to the certification and design of the home;
 - ii. Installed in accordance with the manufacturer's installation instructions, where available;
 - iii. Capable of safely supporting and anchoring the home; and
 - iv. Approved under the applicable building permit and provincial construction requirements
- 4.7.5 The towing hitch, running gear, and wheels shall be removed or screened from public view where their removal or screening is consistent with the home's approved installation system.
- 4.7.6 The space between the underside of the manufactured or mobile home and the finished grade shall be enclosed with skirting that:
 - i. Is durable, weather-resistant, and suitable for exterior use;
 - ii. Presents a finished appearance compatible with the exterior of the home;
 - iii. Is securely installed;
 - iv. Provides any ventilation required by the applicable construction standards; and
 - v. Includes a removable or accessible panel for inspection, servicing, and emergency access.
- 4.7.7 Skirting shall be completed within thirty (30) days after the home is placed on the site.
- 4.7.8 The Development Officer may grant a written extension where seasonal or weather conditions temporarily prevent installation, provided that skirting is completed by a specified date.
- 4.7.9 A porch, deck, canopy, addition, garage, or other structure attached or located adjacent to a manufactured or mobile home:

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- i. Requires a development permit and building permit where otherwise required;
- ii. Shall comply with the setbacks, site coverage, height, and accessory-building requirements of the applicable zoning district;
- iii. Shall not impose structural loads on the manufactured or mobile home unless the home and the proposed attachment are designed to accommodate those loads;
- iv. Shall comply with applicable construction and fire requirements; and
- v. Shall be finished with durable exterior materials.

4.7.10 Before occupancy, the manufactured or mobile home shall:

- i. Have an approved potable-water supply;
- ii. Be connected to an approved wastewater system;
- iii. Have approved electrical and utility connections;
- iv. Provide safe legal access; and
- v. Comply with all applicable building, plumbing, fire, health, and safety requirements.

4.7.11 A manufactured or mobile home shall not be occupied until:

- i. It has been placed in its approved location;
- ii. The approved support, anchoring, and foundation work has been completed;
- iii. Required water, wastewater, electrical, and utility connections are operational; and
- iv. Permission to occupy has been issued where required.

4.8 Garage or Garden Suite

4.8.1 A Garden Suite or Garage Suite may be developed only:

- i. Where listed as a permitted or discretionary issue in the applicable zoning district;
- ii. On a site containing an existing lawful principal dwelling;
- iii. Following issuance of a development permit; and
- iv. Following issuance of any required building permit.

4.8.2 A Garden or Garage Suite shall remain accessory and subordinate to the principal dwelling and shall not constitute a separate principal use of the site.

4.8.3 A maximum of one of the following may be established on a residential site:

- i. One Secondary Suite;
- ii. One Garden Suite; or
- iii. One garage Suite.

4.8.4 A Garden or Garage Suite shall not be permitted where the site already contains another Secondary Suite, Garden Suite, Garage Suite, or other accessory dwelling unit.

4.8.5 A Garden or Garage Suite may be developed on a site containing:

- i. A single detached dwelling;
- ii. A manufactured home lawfully established as the principal dwelling; or
- iii. Another principal dwelling expressly authorized by the applicable zoning district.

4.8.6 A Garden or Garage suite shall not be permitted on a site containing:

- i. A semi-detached, row-house, or multiple-unit dwelling;

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- ii. A residential care facility;
- iii. A bed-and-breakfast or other visitor-accommodation use;
- iv. A community service or institutional use; or
- v. Another use where the additional dwelling would exceed the approved servicing or site capacity.

4.8.7 A Garden Suite shall:

- i. Be located within a detached accessory building;
- ii. Contain only one dwelling unit;
- iii. Not be a recreational vehicle, mobile home, sea container or rail container;
- iv. Be constructed or installed on an approved foundation or support system;
- v. Remain on the same titled parcel as the principal dwelling; and
- vi. Not be separately sold, titled, or subdivided from the principal dwelling.

4.8.8 A modular dwelling may be used as a Garden Suite where it complies with applicable certification, construction, foundation, and installation requirements.

4.8.9 A Garage Suite shall:

- i. Be located within or above a detached private garage;
- ii. Contain only one dwelling unit;
- iii. Have a safe entrance separate from the vehicle entrance to the garage, as required by applicable building and fire requirements;
- iv. Comply with applicable requirements for separation between the residential and vehicle-storage portions of the building;
- v. Remain on the same titled parcel as the principal dwelling; and
- vi. Not be separately sold, titled, or subdivided from the principal dwelling.

4.8.10 A dwelling unit located within or above a garage attached to the principal dwelling shall be considered a Secondary Suite and not a Garage Suite.

4.8.11 The gross floor area devoted to a Garden or Garage Suite shall not exceed:

- i. 100 square metres;
- ii. Seventy-five percent (75%) of the gross floor area of the principal dwelling; or
- iii. The area that can be accommodated without exceeding the maximum permitted site coverage, whichever is less.

4.8.12 For a Garage Suite:

- i. The floor area of the vehicle-parking portion of the garage shall not be included when calculating the maximum residential floor area of the suite; and
- ii. The footprint of the entire garage building shall be included when calculating site coverage.

4.8.13 A Garden or Garage Suite shall contain no more than two bedrooms.

4.8.14 The combined site coverage of the following shall not exceed fifty percent (50%) of the total site area:

- i. The principal dwelling;
- ii. Attached and detached garages;

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- iii. A Garden or Garage Suite;
- iv. Accessory buildings;
- v. Covered decks, patios, porches, and verandas;
- vi. Carports and canopies; and
- vii. All other roofed buildings and structures.

4.8.15 Approval of a Garden or Garage Suite shall not authorize the maximum site coverage to be exceeded.

4.8.16 Uncovered driveways, parking areas, walkways, patios, and decks shall not be included in site coverage unless otherwise expressly provided by this Bylaw.

4.8.17 A Garden or Garage Suite shall generally be in a side or rear yard.

4.8.18 A Garden or Garage Suite may be located within a front yard only where:

- i. The physical configuration of the site makes a side or rear yard location impractical;
- ii. The proposed location remains compatible with surrounding development;
- iii. All setbacks and sight lines are maintained;
- iv. Safe access and parking are provided; and
- v. Council approves the location as part of a discretionary-use application.

4.8.19 A Garden or Garage Suite shall comply with:

- i. The minimum accessory-building setbacks of the applicable zoning district;
- ii. All required setbacks from municipal and provincial highways, water bodies, private sewage works, easements, and hazard lands;
- iii. A minimum separation of four (4) metres from the principal dwelling, unless a greater separation is required by the applicable building or fire requirements;
- iv. The maximum site-coverage requirements of this Bylaw; and
- v. Any additional setback established through an approved professional assessment.

4.8.20 Where an accessory-building setback would be insufficient for the safe residential occupancy of the suite, the greater applicable setback shall apply.

4.8.21 A Garden Suite shall not exceed the maximum accessory-building height established in the applicable zoning district.

4.8.22 A Garage Suite may exceed the ordinary accessory-building height only where:

- i. A greater height is expressly authorized in the applicable zoning district;
- ii. The building remains subordinate to the principal dwelling;
- iii. Privacy and overlook effects on neighbouring properties are appropriately addressed; and
- iv. All applicable building and fire requirements are satisfied.

4.8.23 A Garden or Garage Suite shall:

- i. Be constructed or installed on a foundation or support system approved under the applicable building permit;
- ii. Comply with *The Construction Codes Act*, applicable regulations and all adopted building, accessibility, plumbing, energy, and fire codes;

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- iii. Be suitable for year-round residential occupancy;
- iv. Comply with all applicable spatial-separation and fire-protection requirements; and
- v. Not be occupied until permission to occupy has been issued where required.

4.8.24 At least one additional off-street parking space shall be provided for a Garden or Garage Suite.

4.8.25 Parking and access shall:

- i. Be located entirely within the site;
- ii. Not obstruct the parking required for the principal dwelling;
- iii. Not obstruct a sight triangle, driveway, highway approach, drainage course, or emergency access;
- iv. Not require regular parking on a municipal highway or neighbouring property; and
- v. Provide safe pedestrian access to the suite.

4.8.26 Before approval, the applicant shall demonstrate that:

- i. An adequate potable-water supply is available for both dwelling units;
- ii. The municipal or private wastewater system has sufficient approved capacity for both dwelling units;
- iii. All water and wastewater servicing complies with applicable municipal and provincial requirements; and
- iv. The proposed servicing will not adversely affect groundwater, surface water, a water body, or neighbouring property.

4.8.27 A Garden or Garage Suite may:

- i. Share utilities services with the principal dwelling; or
- ii. Have separate utility connections where approved by the applicable service provider and regulator authority.

4.8.28 Separate utility services do not create a right to subdivide or separately sell the suite.

4.8.29 A Garden or Garage Suite and its associated site development shall:

- i. Maintain or improve existing drainage;
- ii. Not direct additional surface water onto neighbouring property, municipal land, or a water body;
- iii. Not obstruct a drainage course, easement, or municipal infrastructure;
- iv. Retain sufficient permeable or landscaped area to accommodate site drainage; and
- v. Incorporate drainage measures identified in an approved drainage plan.

4.8.30 The Development Officer may require a drainage plan where the proposed suite, buildings, parking, or other hard-surfaced areas may materially alter drainage.

4.8.31 An application shall include a site plan showing:

- i. Property boundaries and dimensions;
- ii. The principal dwelling and all existing buildings and structures;
- iii. The proposed location and dimensions of the Garden or Garage Suite;
- iv. Setbacks from property lines, buildings, and structures;

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- v. Parking, driveways, and pedestrian access;
- vi. Water and wastewater servicing;
- vii. Existing and proposed drainage;
- viii. Easements and rights-of-way;
- ix. Existing and proposed site coverage calculations; and
- x. Any water body, slope, flood-prone land, or other hazard affecting the site.

4.8.32 The application shall also include floor plans and building elevations sufficient to demonstrate compliance with this Section.

4.8.33 A Garden or Garage Suite shall be located and developed so that it:

- i. Remains subordinate to the principal dwelling;
- ii. Does not materially interfere with the use and enjoyment of adjacent property;
- iii. Does not create unreasonably privacy or overlook effects;
- iv. Does not adversely affect drainage, groundwater, or the environment;
- v. Does not create an excessive demand on municipal roads, infrastructure, or services; and
- vi. Remains compatible with the residential character and servicing capacity of the area.

4.8.34 A Garden or Garage Suite shall remain on the same titled parcel as the principal dwelling.

4.8.35 Approval under this Section does not authorize:

- i. Subdivision of the suite from the principal dwelling;
- ii. Creation of a separate title for the suite;
- iii. Separate sale of the suite or the portion of the site containing it; or
- iv. Conversion of the site into a multiple-unit residential development.

4.8.36 A new or amended development permit is required before:

- i. Increasing the floor area or number of bedrooms in the suite;
- ii. Materially altering the location or exterior dimensions of the building;
- iii. Converting a Garden Suite to a Garage Suite or vice versa;
- iv. Changing the water or wastewater servicing arrangement;
- v. Adding another dwelling unit; or
- vi. Making another material change to the approved development.

4.8.37 Where authorized by *The Planning and Development Act, 2007* or other applicable legislation, Council may require an agreement addressing servicing, access, drainage, or another matter directly related to the approved development.

4.8.38 The applicant shall be responsible for the preparation and registration costs of an agreement where authorized by applicable legislation.

4.9 Child Care Facilities

4.9.1 For the purposes of this Bylaw, a child care facility shall be classified as either:

- i. A Child Care Centre; or
- ii. A Family Child Care Home.

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- 4.9.2 A child care use shall not be classified or approved as a Home-based Business.
- 4.9.3 A Child Care Centre shall:
- i. Constitute the principal use of the site or the principal use of the unit it occupies within a multi-unit building;
 - ii. Be located only in a zoning district where it is listed as a permitted or discretionary use;
 - iii. Obtain a development permit and any required discretionary-use approval;
 - iv. Comply with all applicable provincial licensing, building, fire, health, and accessibility requirements; and
 - v. Operate within the maximum capacity authorized by its provincial license and municipal approval.
- 4.9.4 A Family Child Care Home shall:
- i. Be located within a lawfully established principal dwelling;
 - ii. Be operated by a person who ordinarily resides in the dwelling;
 - iii. Remain accessory and subordinate to the residential use of the site;
 - iv. Maintain the residential character and appearance of the dwelling and site;
 - v. Be located only in a zoning district where it is listed as a permitted or discretionary use; and
 - vi. Comply with the maximum capacity and all other requirements established through the applicable provincial license or approval.
- 4.9.5 The operation of a Family Child Care Home does not prevent the continued use of the building as the operator's principal residence.
- 4.9.6 Before operation begins, the operator shall provide the Municipality with a copy of every applicable provincial license or approval.
- 4.9.7 The operator shall:
- i. Maintain all required licenses and approvals for the duration of the use;
 - ii. Operate within the capacity authorized by the provincial license;
 - iii. Comply with the terms and conditions of the license; and
 - iv. Provide the Municipality with a copy of any amended or replacement license that changes the approved capacity or nature of the operation.
- 4.9.8 The issuance of a municipal development permit does not constitute provincial licensing approval.
- 4.9.9 The maximum number of children permitted at a Child Care Centre or Family Child Care Home shall not exceed the lesser of:
- i. The number authorized by the applicable provincial license; and
 - ii. The number authorized by the municipal development permit or discretionary-use approval.
- 4.9.10 For a discretionary use, Council may approve a lower maximum where necessary to address:
- i. Site capacity;
 - ii. Parking and passenger loading;
 - iii. Road access and traffic safety;
 - iv. Outdoor play space;

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- v. Water and wastewater capacity;
- vi. Fire and emergency access; and
- vii. Compatibility with neighbouring properties.

4.9.11 A child care facility shall provide a safe outdoor play area that:

- i. Complies with applicable provincial requirements;
- ii. Is appropriately located for children of the ages using the facility;
- iii. Is safely accessible from the facility;
- iv. Is separated from vehicle parking, loading, and circulation areas;
- v. Is fenced or otherwise secured where required by the applicable provincial authority or as a condition of discretionary-use approval;
- vi. Does not obstruct a sight triangle, drainage course, easement, or emergency access; and
- vii. Is located and designed to minimize unreasonable effects on adjacent residential properties.

4.9.12 Where the facility is a Child Care Centre, the outdoor play area may be located partly within walking distance of the Centre only where permitted by its provincial license.

4.9.13 A child care facility shall provide:

- i. Off-street parking for employees in accordance with the parking provisions of this Bylaw;
- ii. A safe passenger loading and unloading area appropriate to the approved capacity;
- iii. Sufficient space to prevent vehicles from regularly queuing or stopping on a municipal or provincial highway;
- iv. Safe pedestrian access between the loading area and the facility; and
- v. Vehicle access and circulation do not conflict with the outdoor play area.

4.9.14 Before approval, the applicant shall demonstrate that:

- i. Legal and physically suitable access is available;
- ii. The site can accommodate the proposed parking, loading, and outdoor play areas;
- iii. Sufficient potable water is available;
- iv. The municipal or private wastewater system has sufficient approved capacity;
- v. Solid waste can be safely stored and collected;
- vi. Drainage will not adversely affect the play area, neighbouring property, or municipal infrastructure; and
- vii. Emergency services can safely access the facility.

4.9.15 An application shall include:

- i. The proposed type of child care facility;
- ii. The proposed maximum number and age range of children;
- iii. The anticipated number of employees;
- iv. Proposed days and hours of operation;
- v. A site plan showing the building, outdoor play area, parking, passenger-loading area, access, and fencing;
- vi. Water and wastewater servicing information;
- vii. Fire and emergency access information; and

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- viii. Copies of available provincial approvals or correspondence.

4.9.16 A child care facility shall be operated so that:

- i. Traffic and parking do not create unsafe conditions or regularly obstruct public roadways;
- ii. Outdoor lighting is not directed toward an adjacent dwelling or roadway;
- iii. The outdoor play area is maintained in a safe and orderly condition;
- iv. Noise and activity do not materially interfere with the use and enjoyment of neighbouring property; and
- v. The scale of the operation remains compatible with the site and applicable zoning district.

4.9.17 Ordinary sounds associated with children playing during approved operating hours shall not, by themselves, constitute a violation of this provision.

4.9.18 A new or amended development permit is required before:

- i. Increasing the municipally approved capacity;
- ii. Materially expanding the indoor or outdoor operational area;
- iii. Relocating or materially altering the outdoor play area;
- iv. Materially changing parking, loading, or access;
- v. Converting a Family Child Care Home into a Child Care Centre; or
- vi. Making another material change to the approved use.

4.9.19 Approval of a Family Child Care Home expires when:

- i. The operator ceases to ordinarily reside in the principal dwelling;
- ii. The operation is transferred to another person;
- iii. The required provincial license expires or is cancelled without replacement; or
- iv. The use is discontinued for twelve (12) consecutive months.

4.10 Residential Care Home

4.10.1 A Residential Care Home shall be considered a principal use of the site. A dwelling unit occupied by the resident operator or on-site staff may be permitted as an accessory use where approved as part of the Development Permit.

4.10.2 A Residential Care Home shall only be permitted in a Zoning District in which it is listed as a Permitted or Discretionary Use.

4.10.3 The maximum number of residents shall be the lesser of:

- i. Ten (10) residents, excluding resident staff or a resident owner/operator;
- ii. The occupancy authorized by the applicable provincial license, approval, or program authorization;
- iii. The occupancy permitted under the applicable building, fire, public-health, water, and wastewater requirements; or
- iv. The occupancy authorized by the Development Permit.

4.10.4 Where the Residential Care Home is a Discretionary Use, Council may establish a lower maximum occupancy where reasonably necessary having regard to:

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- i. The size and configuration of the site and buildings;
- ii. Water supply and wastewater disposal capacity;
- iii. Fire protection and emergency access;
- iv. Parking, passenger loading, staffing, and anticipated traffic;
- v. Compatibility with surrounding land uses; and
- vi. Any other land-use matter relevant to the application.

- 4.10.5 A Residential Care Home shall comply with all applicable provincial licenses, approvals, standards, and program requirements. Copies of applicable licenses or approvals shall be provided to the Development Officer before the use commences and following any material amendment or renewal, upon request.
- 4.10.6 Alterations necessary to meet building, fire, health, or accessibility requirements shall be permitted. Other exterior alternations shall, where reasonably practicable, maintain the residential character of the building and surrounding area.
- 4.10.7 A building or site used as a Residential Care Home shall not concurrently be used as a Bed and Breakfast, Vacation Farm, Short-Term Rental Accommodation, boarding house, or other unrelated overnight accommodation use.
- 4.10.8 Adequate on-site parking a safe passenger loading and unloading area shall be provided in accordance with this Bylaw. Parking or loading activity shall not obstruct a roadway, driveway, emergency access, or sight triangle.
- 4.10.9 The development shall comply with the site, yard, setback, lot-coverage, landscaping, and other requirements of the applicable Zoning District.
- 4.10.10 A Residential Care Home shall not be located within a floodway or flood fringe except where expressly permitted by applicable provincial requirements, supported by an appropriate professional risk assessment, and consistent with the Official Community Plan.
- 4.10.11 Approval of a Development Permit does not relieve the operator from obtaining or maintaining any license, approval, building permit, or other authorization required by another enactment.

4.11 Personal Care Home

- 4.11.1 A Personal Care Home shall be considered a principal use of the site. A dwelling unit occupied by the resident operator or on-site staff may be permitted as an accessory use where approved as part of the Development Permit.
- 4.11.2 A Personal Care Home shall only be permitted in a Zoning District in which it is listed as a Permitted or Discretionary Use.
- 4.11.3 The maximum number of residents shall be the lesser of:
- i. The number authorized by the license issued pursuant to *The Personal Care Homes Act*;
 - ii. The occupancy permitted under applicable building, fire, public-health, water, and wastewater requirements; or
 - iii. The occupancy authorized by the Development Permit.

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- 4.11.4 Where the Personal Care Home is a Discretionary Use, Council may establish the maximum occupancy and impose development standards based on:
- The size and configuration of the site and buildings;
 - Water supply and wastewater disposal capacity;
 - Fire protection and emergency access;
 - Parking, passenger loading, staffing, and anticipated traffic;
 - Compatibility with surrounding land uses; and
 - Any other land-use matter relevant to the application.
- 4.11.5 Before commencing operation, the operator shall provide the Development Officer with a copy of the license issued pursuant to *The Personal Care Homes Act*. The operator shall maintain the license in good standing and provide a copy of any amended or renewed license upon request.
- 4.11.6 Alterations necessary to meet building, fire, health, or accessibility requirements shall be permitted. Other exterior alterations shall, where reasonably practicable, maintain the residential character of the building and surrounding area.
- 4.11.7 A building or site used as a Personal Care Home shall not concurrently be used as a Bed and Breakfast, Vacation Farm, Short-Term Rental Accommodation, boarding house, or other unrelated overnight accommodation use.
- 4.11.8 Adequate on-site parking and a safe passenger loading and unloading area shall be provided in accordance with this Bylaw. Parking or loading activity shall not obstruct a roadway, driveway, emergency access, or sight triangle.
- 4.11.9 The development shall comply with the site, yard, setback, lot-coverage, landscaping, and other requirements of the applicable Zoning District.
- 4.11.10 A Personal Care Home shall not be located within a floodway or flood fringe except where expressly permitted by applicable provincial requirements, supported by an appropriate professional risk assessment, and consistent with the Official Community Plan.
- 4.11.11 Approval of a Development Permit does not relieve the operator from obtaining and maintaining any license, approval, building permit, or other authorization required by another enactment.

4.12 Salvage Yard

- 4.12.1 A Salvage Yard shall only be permitted as Discretionary Use within the Industrial Zoning District.
- 4.12.2 An application for a Salvage yard shall include a Site Plan identifying:
- The boundaries and total area of the proposed use;
 - All buildings, structures, storage areas, dismantling areas and processing areas;
 - The location and anticipated number of vehicles, machinery, parts, tires, scrap materials, and other goods to be stored;
 - Site access, internal roadways, emergency access routes, parking, and loading areas;
 - Property lines, adjacent land uses, public and private water wells, watercourses, waterbodies, wetlands, and drainage features;

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- vi. Proposed fencing, berms, vegetation, and other screening;
- vii. Surface drainage and stormwater management measures;
- viii. Areas used for the removal, handling and storage of fuels, oils, batteries, refrigerants, and other hazardous substances; and
- ix. Any proposed stages or phases of development.

4.12.3 Council may require the applicant to submit, at the applicant's expense:

- i. A Phase I Environmental Site Assessment;
- ii. Baseline soil or groundwater testing;
- iii. A drainage or stormwater management plan;
- iv. A fire-protection and emergency response plan;
- v. A traffic or access assessment;
- vi. A reclamation or site-decommissioning plan; or
- vii. Any other professional report reasonably required to evaluate the proposal.

4.12.4 All storage, dismantling, and processing shall be confined to the areas approved on the Site Plan. An expansion of the approved storage area or a material increase in the intensity of the operation shall require approval of an amended Discretionary Use Application and Development Permit.

4.12.5 No vehicle, machinery, part, scrap material, or other salvaged item shall be stored within a required front yard.

4.12.6 Outdoor storage areas shall be substantially screened year-round from public roadways and adjacent residential development through one or more of the following:

- i. Appropriate site location and separation distance;
- ii. Existing or planted vegetation;
- iii. An earth berm;
- iv. An opaque fence;
- v. A building; or
- vi. Another screening method approved by Council.

4.12.7 Council may establish requirements concerning the location, height, construction, and maintenance of screening as a condition of approval.

4.12.8 Outdoor storage shall be set back:

- i. A minimum of five (5) metres from a side or rear site line;
- ii. A minimum of sixty (60) metres from a dwelling located on another site, unless Council requires a great distance or approves a lesser distance supported by appropriate screening or professional information;
- iii. A minimum of sixty (60) metres from a public or private water well; and
- iv. A minimum of sixty (60) metres from the ordinary high-water mark of a waterbody, watercourse, wetland, seasonal stream or slough.

4.12.9 A greater setback shall apply where required by another provision of this Bylaw, a provincial authority, or an environmental or hydrogeological assessment.

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4.12.10 Council may require a vegetated buffer, berm, fence, or greater separation distance where the proposed Salvage Yard is adjacent to residential, recreational, community-service, environmentally sensitive, or agricultural land.

4.12.11 Storage shall be arranged in an orderly manner that:

- i. Maintains unobstructed internal access and emergency response routes;
- ii. Prevents materials from encroaching into required yards, drainage areas, buffers, or neighbouring property;
- iii. Limits the accumulation of combustible materials;
- iv. Facilitates inspection and emergency response; and
- v. Prevents conditions conducive to rodents, vermin, insects, fire, or other hazards.

4.12.12 The maximum height of outdoor storage, including stacked vehicles, parts, or materials, shall be established through the Development Permit. Vehicles shall not be stacked unless specifically authorized by Council and supported by appropriate safety and fire protection measures.

4.12.13 Vehicles and equipment containing leaking or damaged fuel tanks, batteries, oil reservoirs, radiators, air-conditioning systems, or other fluid-containing components shall be inspected and secured immediately upon arrival.

4.12.14 Before a vehicle is dismantled, crushed, stacked, or placed into long-term storage, all fuels, oils, coolants, refrigerants, and other potentially hazardous fluids shall be removed:

- i. In a designated area having an impermeable surface and appropriate spill containment;
- ii. Using procedures that prevent discharge into the soil, groundwater, surface water, or municipal drainage systems; and
- iii. Into appropriate containers for lawful reuse, recycling, treatment, transportation, or disposal.

4.12.15 Batteries, fuels, oil, refrigerants, mercury-containing components, and other hazardous substances shall be stored under cover or within approved containment facilities and handled in accordance with applicable provincial and federal requirements.

4.12.16 No burial, dumping, open burning or unauthorized disposal of vehicles, tires, parts, waste, or hazardous substances shall be permitted on the site.

4.12.17 Scrap tires shall be stored, handled, transported, and recycled in accordance with *The Scrap Tier Management Regulations, 2017*, and applicable fire-safety requirements. Tires shall not be burned on the site.

4.12.18 Adequate firebreaks and access routes shall be maintained around and between storage areas. Council may require an Emergency Response Plan prepared in consultation with the applicable fire department or a qualified professional.

4.12.19 The operator shall maintain spill-response equipment on the site and shall immediately contain and appropriately report any spill or release in accordance with applicable legislation.

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4.12.20 Surface drainage from storage, dismantling, processing, and fluid-removal areas shall be controlled so that contaminants are not discharged onto adjacent land or into a roadway, ditch, waterbody, watercourse, wetland, aquifer, well, or drainage system.

4.12.21 Council or the Development Officer may require periodic soil, surface-water, or groundwater testing where:

- i. Baseline testing identified environmental concerns;
- ii. A spill or release has occurred;
- iii. Evidence of contamination is observed; or
- iv. Testing was established as a condition of the Development Permit.

4.12.22 Testing shall be completed by a qualified professional at the operator's expense.

4.12.23 The site shall be maintained in accordance with the approved Site Plan and applicable municipal, provincial, and federal enactments, including *The Environmental Management and Protection Act, 2010*, the Saskatchewan Environmental Code and applicable waste-management requirements.

4.12.24 Approval under this Bylaw does not relieve the owner or operator from obtaining any permit, approval, license, or authorization required by another enactment.

4.13 Service Stations and Gas Bars

4.13.1 A Service Station or Gas Bar shall only be permitted in a Zoning District in which it is listed as Permitted or Discretionary Use.

4.13.2 An application shall include a detailed Site Plan identifying:

- i. All buildings, structures, canopies, fuel dispensers, and electric-vehicle charging equipment;
- ii. Underground and above-ground storage tanks;
- iii. Tank fill points, vents, piping, and associated equipment;
- iv. Propane storage and dispensing facilities;
- v. The type, location, and anticipated maximum volume of fuels and other hazardous substances stored on the site;
- vi. Approaches, accesses, driveways, parking, loading, and vehicle-queuing areas;
- vii. Vehicle-servicing, repair, washing, and storage areas;
- viii. Garbage, recycling, and used-material storage areas;
- ix. Drainage, stormwater control and spill containment features;
- x. Public and private water wells, waterbodies, watercourses, wetlands, and drainage features on or adjacent to the site; and
- xi. Property lines and existing development on adjacent sites.

4.13.3 Fuel dispensers and propane-dispensing equipment shall be located a minimum of six (6) metres from a site line or public roadway right-of-way. A greater setback shall apply where required by the applicable fire code, provincial authority, highway authority, or another provision of this Bylaw.

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- 4.13.4 Fuel storage tanks, propane tanks, fill points, vents, dispensers, and other hazardous material equipment shall comply with all applicable municipal, provincial, and federal requirements, including applicable environmental, building, fire, electrical, and safety requirements.
- 4.13.5 Underground and above-ground petroleum-storage tank systems shall be installed, operated, monitored, maintained, altered, and decommissioned in accordance with applicable provincial requirements and the Saskatchewan Environmental Code.
- 4.13.6 Approval of a Development Permit does not authorize the installation or operation of a petroleum or propane storage system until all permits and approvals required by the applicable provincial authority have been obtained.
- 4.13.7 Accesses, driveways, and internal vehicle-movement areas shall be designed to:
- Minimize conflicts between vehicles, pedestrians, and neighbouring land uses;
 - Provide adequate on-site queuing so that vehicles do not obstruct a roadway or roadway shoulder;
 - Allow vehicles to enter and leave the site without backing onto a public roadway;
 - Provide safe access for fuel delivery and emergency response vehicles;
 - Maintain required sight triangles; and
 - Comply with any municipal or provincial highway access permit requirements.
- 4.13.8 Fuel dispensers, canopies, parking spaces, loading areas, and vehicle-queuing areas shall be located so that no vehicle using the development is required to stop, park, or overhand a public roadway, roadway shoulder, or municipal right-of-way.
- 4.13.9 Minor vehicle servicing or repair shall only be conducted within a building or within an area specifically approved for that purpose. Vehicle dismantling, auto-body repair, vehicle painting, and salvage operations are prohibited unless separately approved as an applicable land use.
- 4.13.10 Automobile parts, tires, batteries, used oil containers, and similar materials shall be stored within a building or in an approved outdoor storage area that is screened from adjacent residential development and public roadways.
- 4.13.11 An inoperative or damaged vehicle awaiting repair or removal shall:
- Be stored only within an approved vehicle-storage area;
 - Not be stored with a required front yard;
 - Not obstruct parking, loading, emergency access or internal traffic movement; and
 - Be removed within thirty (30) days unless a longer period is authorized by the Development Permit.
- 4.13.12 The accumulation of vehicles for dismantling, salvage, or long-term storage shall constitute a Salvage Yard and require separate approval.
- 4.13.13 All vehicle-servicing, fuel-transfer, and hazardous-material handling areas shall be designed and maintained to prevent fuels, oils, chemicals, sediment, and contaminated water from entering the soil, groundwater, a municipal drainage system, roadway ditch, waterbody, watercourse, or wetland.

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- 4.13.14 Where a vehicle wash, repair facility, or service bay is proposed, Council or the Development Officer may require oil-water separation, containment, drainage controls, or other treatment measures supported by a qualified professional.
- 4.13.15 Spill-containment and spill-response equipment appropriate to the substances stored on the site shall be maintained in readily accessible locations.
- 4.13.16 The applicant shall submit an Emergency Response Plan addressing, at minimum:
- i. The type and maximum volume of fuel, propane, and other hazardous substances stored;
 - ii. The location of tanks, shut-off controls, emergency equipment, and fire-protection equipment;
 - iii. Spill, leak, fire, and evacuation procedures;
 - iv. Emergency-access and fuel-delivery routes;
 - v. Emergency contact information; and
 - vi. Procedures for notifying the applicable authorities.
- 4.13.17 The plan shall be updated when there is a material change in the type, location, or maximum volume of substances stored.
- 4.13.18 Before the use commences, the applicant shall provide written confirmation that the applicable fire department has been provided with the Emergency Response Plan and information concerning the type, location, and maximum volume of fuels and hazardous substances stored on the site.
- 4.13.19 Notification of the fire department does not constitute approval or certification of the development by the Fire Chief.
- 4.13.20 Council may require a Phase I Environmental Site Assessment or baseline soil and groundwater information before approving a new Service Station or Gas Bar, particularly where:
- i. Underground fuel storage is proposed;
 - ii. The development is near a well, waterbody, wetland, aquifer, or environmentally sensitive area;
 - iii. The land was previously used for fuel storage, vehicle servicing, or another potentially contaminating activity; or
 - iv. Council determines that environmental information is reasonably necessary to evaluate the application.
- 4.13.21 Exterior lighting shall be directed downward and confined substantially to the site. Lighting shall not create glare affecting neighbouring properties or the safe use of a public roadway.
- 4.13.22 Garbage, used tires, batteries, waste fluids, and recyclable materials shall be stored in secure designated areas and removed or recycled through an authorized facility.
- 4.13.23 Any material expansion or relocation of a fuel-storage area, fuel dispenser, propane facility, access, service bay, vehicle wash, or other major component shown on the approved Site Plan shall require an amended Development Permit and, where applicable, an amended Discretionary Use approval.

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4.13.24 All required provincial and federal permits and approvals shall be obtained before the applicable component of the development is installed or operated. Copies shall be provided to the RM upon request.

4.14 Boarding Kennels

4.14.1 A Boarding Kennel shall only be permitted as Discretionary Use in a Zoning District in which it is specifically listed.

4.14.2 An application for a Boarding Kennel shall include:

- i. The species and maximum number of animals proposed to be accommodated;
- ii. The anticipated maximum number of animals kept indoors and outdoors at any one time;
- iii. The proposed hours of operation and number of employees;
- iv. A Site Plan showing all buildings, kennels, pens, exercise areas, runs, parking areas, loading areas, waste-storage areas, wells, wastewater systems, drainage features, and property lines;
- v. The location of all dwellings within 300 metres of the proposed animal-holding or exercise areas;
- vi. Proposed fencing, landscaping, berms, and visual or acoustic screening;
- vii. Methods for collecting, storing, or disposing of animal waste;
- viii. Proposed noise-control measures;
- ix. Water supply and wastewater disposal information;
- x. An animal escape, fire, extreme-weather, and emergency response plan; and
- xi. Any other information Council considers reasonably necessary to evaluate the land-use impacts of the application.

4.14.3 The maximum number and type of animals permitted on the site shall be established in the Development Permit based on:

- i. The size and configuration of the site;
- ii. The size and capacity of the animal-holding facilities;
- iii. Separation from neighbouring dwellings;
- iv. Anticipated noise and hours of operation;
- v. Waste collection and disposal capacity;
- vi. Water supply, drainage, and wastewater capacity;
- vii. Parking, traffic, and site access;
- viii. Staffing and animal supervision; and
- ix. The potential effect on neighbouring properties.

4.14.4 Animals owned by and kept for the personal use of a resident of the site shall be subject to the RM's applicable animal control requirements and shall not be counted as boarded animals unless they are associated with commercial operation.

4.14.5 Buildings, outdoor kennels, pens, runs, and exercise areas used to accommodate animals shall be located:

- i. A minimum of thirty (30) metres from a site line;

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- ii. A minimum of 150 metres from a dwelling located on another site; and
 - iii. Outside any required front yard.
- 4.14.6 Council may require a separation distance of up to 300 metres from an off-site dwelling where warranted by the proposed number of animals, extent of outdoor activity, topography, vegetation, prevailing winds, or anticipated noise.
- 4.14.7 Council may consider a reduction of the 150-metre separation where:
 - i. All animal accommodation is within an appropriately designed enclosed building;
 - ii. An acoustic assessment or other professional information demonstrates that unacceptable noise impacts are not anticipated;
 - iii. Appropriate noise-control, buffering, and screening measures are provided; and
 - iv. The reduced separation will not materially interfere with the use and enjoyment of neighbouring property.
- 4.14.8 Any approved reduction shall be specified in the Development Permit.
- 4.14.9 Outdoor kennels, pens, runs, and exercise areas shall be located behind the principal building where reasonably practicable. Council may approve another location where it provides equal or better separation, screening, drainage, and noise mitigation.
- 4.14.10 All outdoor animal areas shall be securely fenced and maintained to prevent animals from escaping or entering neighbouring land or a public roadway.
- 4.14.11 Animals shall not be left outdoors unattended between 10:00 p.m. and 7:00 a.m. During that period, boarding animals shall be kept within an enclosed building, except for briefly supervised exercise or in an emergency.
- 4.14.12 Kennel buildings shall be designed and operated to minimize noise. Council may require:
 - i. Acoustic insulation or sound-attenuating construction;
 - ii. Enclosed animal-holding areas;
 - iii. Acoustic fencing, berms, or landscaping;
 - iv. Restrictions on the location or hours of outdoor exercise areas; or
 - v. An assessment prepared by a qualified acoustic professional.
- 4.14.13 Outdoor animal-holding and exercise areas shall be substantially screened from adjoining dwellings and public roadways through fencing, landscaping, berms, buildings, separation distance, or a combination of these measures.
- 4.14.14 Animal waste shall:
 - i. Be collected regularly;
 - ii. Be stored in covered, animal-proof, and weather-resistant containers;
 - iii. Not permitted to accumulate or create odour, insect, rodent, surface-water, or groundwater concerns; and
 - iv. Be disposed of at an authorized location or by another lawful method.

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- 4.14.15 Animal waste shall not be discharged into a private sewage system unless the system is specifically designed and approved for that purpose.
- 4.14.16 Runoff from kennels, pens, and exercise areas shall be contained and managed so that waste, sediment or contaminated water does not enter neighbouring property, a roadway ditch, well, aquifer, waterbody, watercourse, or wetland.
- 4.14.17 Adequate on-site parking and a safe animal loading and unloading area shall be provided. Parking, loading, and customer activity shall not obstruct a municipal roadway, roadway shoulder, emergency access, sight triangle, or neighbouring driveway.
- 4.14.18 Exterior lighting shall be directed downward and substantially confined to the site.
- 4.14.19 The operator shall maintain an Emergency Response Plan addressing:
- i. Animal escape;
 - ii. Fire and evacuation;
 - iii. Power or mechanical system failure;
 - iv. Extreme heat and cold;
 - v. Interruption of water supply; and
 - vi. Emergency contact arrangements.
- 4.14.20 Council may require the plan to be provided to the applicable fire department or animal protection authority.
- 4.14.21 The operation shall comply with *The Animal Protection Act, 2018*, applicable standards of animal care, and all other municipal, provincial, and federal requirements.
- 4.14.22 The Boarding Kennel shall not create noise, odour, waste, drainage, traffic, animal control or other land-use impacts that materially interfere with the use and enjoyment of neighbouring property.
- 4.14.23 An increase in the approved number or type of animals, expansion of an animal-holding building, addition, or relocation of an outdoor exercise area, or other material intensification of the operation shall require approval of an amended Discretionary Use Application and Development Permit.
- 4.14.24 Approval under this Bylaw does not relieve the owner or operator from obtaining any license, approval, permit, or authorization required under another municipal bylaw or provincial or federal enactment.

4.15 Equestrian Facility

- 4.15.1 An Equestrian Facility shall only be permitted as Discretionary Use in a Zoning District in which it is specifically listed.
- 4.15.2 An application for an Equestrian Facility shall include:
- i. The maximum number of horses and other animals to be accommodated on the site;
 - ii. The nature of the proposed operation, including horse boarding, riding instruction, training, competitions, clinics, or other activities;
 - iii. The proposed hours and seasons of operation;

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- iv. The anticipated number of employees, patrons, participants, and spectators;
 - v. The anticipated number and frequency of competitions, clinics, or other organized events;
 - vi. A site plan identifying all buildings, tables, riding arenas, corrals, paddocks, exercise areas, manure-storage areas, parking areas, stock-trailer parking, loading areas, accesses, internal roadways, wells, wastewater systems, waterbodies, watercourses, wetlands, and drainage features;
 - vii. Details of the proposed water supply and wastewater disposal systems;
 - viii. A manure, bedding, garbage and waste management plan;
 - ix. Details concerning pasture and grazing management;
 - x. Proposed drainage, erosion-control and stormwater management measures;
 - xi. The location of all dwellings and livestock facilities within 300 metres of the proposed development;
 - xii. Emergency access and fire protection information; and
 - xiii. Any other information Council considers reasonably necessary to evaluate the proposal.
- 4.15.3 A detailed Stormwater Management Plan prepared by a qualified professional may be required where:
- i. Construction will materially alter existing drainage;
 - ii. A large riding arena, parking area, or other substantial impermeable surface is proposed;
 - iii. The development is near a waterbody, watercourse, wetland, steep slope, or environmentally sensitive area;
 - iv. Significant grading, filling, or excavation is proposed; or
 - v. Council determines that runoff may affect neighbouring land or municipal infrastructure.
- 4.15.4 A professional Stormwater Management Plan should not automatically be required for every small proposal.
- 4.15.5 The maximum number of horses and other animals permitted on the site shall be established through the Development Permit based on:
- i. The area and configuration of the site;
 - ii. The amount and condition of available pasture;
 - iii. The capacity of stables, paddocks, and exercise areas;
 - iv. Water supply capacity;
 - v. Manure and waste management capacity;
 - vi. Drainage and environmental conditions;
 - vii. Separation from neighbouring development; and
 - viii. The nature and intensity of the proposed operation.
- 4.15.6 For the purposes of determining capacity, an animal is kept on site when it is regularly accommodated on the site overnight.
- 4.15.7 Buildings, stables, riding arenas, corrals, paddocks, and manure storage areas shall comply with the setbacks of the applicable Zoning District and shall be located:
- i. A minimum of thirty (30) metres from a site line;
 - ii. A minimum of sixty (60) metres from a dwelling located on another site;

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- iii. A minimum of sixty (60) metres from a public or private water well; and
 - iv. A minimum of sixty (60) metres from the ordinary high-water mark of a water body, watercourse, wetland, seasonal stream, or slough.
- 4.15.8 Council may require a greater separation distance depending on the size and intensity of the development, prevailing winds, topography, drainage, or proximity to residential development.
- 4.15.9 Manure, bedding, and other animal waste shall:
 - i. Be collected and managed regularly;
 - ii. Be stored in a designated area shown on the approved Site Plan;
 - iii. Be contained or covered where necessary to control runoff, odour, insects, and windblown material;
 - iv. Not be permitted to contaminate soil, groundwater, surface water, or neighbouring land; and
 - v. Be lawfully composted, applied to agricultural land, or removed to an authorized disposal or processing facility.
- 4.15.10 Corrals, paddocks, exercise areas, and manure-storage areas shall be graded or managed so that contaminated runoff does not enter:
 - i. Neighbouring property;
 - ii. A public roadway or roadway ditch;
 - iii. A public or private water well;
 - iv. A waterbody, watercourse, wetland, or drainage channel; or
 - v. An on-site wastewater disposal system.
- 4.15.11 Pastures and outdoor animal areas shall be managed to prevent overgrazing, excessive erosion, accumulation of manure, standing contaminated water and other conditions that may adversely affect neighbouring land or water resources.
- 4.15.12 Adequate on-site parking shall be provided for employees, patrons, participants, and spectators. Separate areas shall be provided for the safe parking, loading, and maneuvering of stock trailers.
- 4.15.13 Parking, loading, and trailer maneuvering shall not occur on a municipal roadway, roadway shoulder, road allowance, required sight triangle, or neighbouring property.
- 4.15.14 Site access and internal roadways shall be designed to accommodate anticipated vehicle and stock trailer traffic and to provide safe access for emergency vehicles.
- 4.15.15 Council may require a Traffic Impact Assessment where the development is expected to generate significant traffic, accommodate organized events, require access by large stock trailers or affect a provincial highway or municipal road.
- 4.15.16 Council may require the applicant to implement access, intersection, roadway, or traffic-control improvements identified through an approved Traffic Impact Assessment, subject to applicable municipal and provincial authority.

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- 4.15.17 Where a Traffic Impact Assessment identifies capital improvements to a municipal roadway or related infrastructure that are reasonably attributable to the proposed development, the applicant may be required to construct the required improvements or pay an applicable development levy in accordance with an approved Development Levy Bylaw and *The Planning and Development Act, 2007*. Where subdivision is involved, required infrastructure and associated costs shall be addressed through a service agreement.
- 4.15.18 Organized competitions, clinics, shows, or other events shall only be permitted where their anticipated frequency, attendance, parking, and hours of operation were disclosed in and approved through the Discretionary Use Application.
- 4.15.19 Council may establish conditions concerning:
- i. The maximum number and frequency of events;
 - ii. Maximum participant or spectator attendance;
 - iii. Hours of operation;
 - iv. Parking and traffic management;
 - v. Outdoor lighting;
 - vi. Amplified sound;
 - vii. Buffering or screening; and
 - viii. Emergency access and fire protection.
- 4.15.20 Exterior lighting shall be directed downward and substantially confined to the site. Lighting shall not interfere with neighbouring dwellings or the safe use of a public roadway.
- 4.15.21 Any sign located adjacent to a municipal highway shall obtain the applicable municipal permit, and no sign shall be located within or interfere with a required sight triangle.
- 4.15.22 The operation shall not include overnight accommodation for patrons, participants, or spectators unless separately approved as a Campground, Short-term Rental Accommodation, Vacation Farm, or other applicable use.
- 4.15.23 The Equestrian Facility shall comply with *The Animal Protection Act, 2018* and all applicable municipal, provincial, and federal requirements concerning animal care, public health, building, and fire safety.
- 4.15.24 An increase in the approved number of animals, addition, or expansion of a stable or riding arena, introduction of organized events, material increase in event frequency or attendance, or expansion of parking or patron areas shall require approval of an amended Discretionary Use Application and Development Permit.

4.16 Commercial Telecommunication Towers and Facilities

- 4.16.1 Commercial Telecommunication Towers and Facilities are subject to the approval and consultation requirements administered by Innovation, Science and Economic Development Canada (ISED).
- 4.16.2 The Municipality is the local land-use authority for the purposes of the federal antenna-siting consultation process. Municipal review or concurrence does not constitute federal authorization to construct or operate a radiocommunication or broadcasting antenna system.

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4.16.3 A Commercial Telecommunication Town and Facility shall only be permitted in a Zoning District in which it is listed as Permitted or Discretionary Use, subject to applicable federal jurisdiction and requirements.

4.16.4 Before requesting municipal concurrence, the applicant shall submit:

- i. The name and contact information of the proponent and facility owner;
- ii. The legal description and municipal address of the proposed site;
- iii. The geographic coordinates of the proposed tower;
- iv. The proposed tower type and total height, including antennas and appurtenances;
- v. A Site Plan showing the tower base, guy-wire anchors, equipment shelters, security compound, access, parking, power supply, property lines, and adjacent development;
- vi. Elevations or visual representations showing the tower and associated facilities;
- vii. Proposed setbacks from site lines, roadways, dwellings, buildings, and environmentally sensitive features;
- viii. Details of proposed fencing, security, lighting, signage, vegetation removal, and screening;
- ix. Proposed construction and maintenance access;
- x. Drainage and stormwater information;
- xi. An explanation of whether co-location on an existing tower or structure is technically feasible;
- xii. Information concerning the public consultation process required by ISED; and
- xiii. Any other information reasonably required by the Municipality to evaluate matters within municipal jurisdiction.

4.16.5 The proponent shall follow the default public-consultation process established by ISED.

4.16.6 Council shall consider the following when providing comments or determining whether to provide municipal concurrence:

- i. Compatibility with surrounding land uses;
- ii. Proximity to dwellings and residential development;
- iii. Opportunities to use or co-locate on an existing tower, building, or structure;
- iv. Tower height, design, and visual prominence;
- v. Site access and municipal road impacts;
- vi. Public safety and security;
- vii. Drainage and environmental impacts;
- viii. Protection of waterbodies, watercourses, wetlands, and environmentally sensitive lands;
- ix. Potential effects on agricultural operations;
- x. Comments received through the applicable public-consultation process; and
- xi. Comments or requirements received from federal, provincial, or other applicable authorities.

4.16.7 The proponent shall demonstrate that reasonable consideration has been given to:

- i. Co-location on an existing tower or structure;
- ii. Locating the facility within an existing utility, transportation, commercial, or industrial corridor;
- iii. Using existing vegetation, topography, and buildings to reduce visual impacts; and

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- iv. Selecting a design and location that minimizes impacts on neighbouring residences and environmentally sensitive lands.
- 4.16.8 A technical or operational need for the proposed location may be considered where co-location or an alternative site is not feasible.
- 4.16.9 The tower base, equipment compound, equipment shelters, and all guy-wire anchors shall be located entirely within the boundaries of the approved site or a legally secured lease area.
- 4.16.10 Guy-wire anchors shall be:
 - i. Set back a minimum of three (3) metres from the site or lease-area boundary;
 - ii. Enclosed within the secured compound or otherwise protected from accidental contact; and
 - iii. Clearly marked where they may present a hazard to persons, vehicles, livestock, or agricultural equipment.
- 4.16.11 Setbacks for the tower and associated facilities shall be determined having regard to:
 - i. Tower height and design;
 - ii. Engineered failure characteristics;
 - iii. Guy-wire locations;
 - iv. Ice fall or other potential hazards;
 - v. Proximity to roads, buildings, and neighbouring property;
 - vi. Applicable airport or aerodrome requirements; and
 - vii. Recommendations or requirements of the applicable federal authorities.
- 4.16.12 Council may request a collapse-radius or structural-failure assessment prepared by a professional engineer licensed to practice in Saskatchewan where warranted by the proposed location or tower design.
- 4.16.13 The equipment compound shall be enclosed by a locked security fence having a minimum height of 1.8 metres unless:
 - i. The facility is located within an existing secured compound;
 - ii. The equipment is secured through an alternative design acceptable to the applicable authorities; or
 - iii. A greater fence height is required for public safety.
- 4.16.14 The fence and gate shall be maintained in good repair.
- 4.16.15 The facility shall not display advertising. This prohibition does not apply to:
 - i. Safety or warning signs;
 - ii. Emergency contact information;
 - iii. Equipment identification;
 - iv. Ownership identification; or
 - v. Signage required by a federal or provincial authority.
- 4.16.16 A tower shall not be illuminated except where required by Transport Canada or another applicable authority. Required lighting shall be limited to the type and intensity specified by that authority.

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- 4.16.17 Before construction commences, the proponent shall provide the municipality with confirmation of all submissions, determinations, or approvals required from:
- i. ISED;
 - ii. Transport Canada;
 - iii. NAV CANADA;
 - iv. The owner or operator of any affected airport or aerodrome;
 - v. SaskPower or another affected utility; and
 - vi. Any other applicable authority.
- 4.16.18 A proposal that may constitute an obstacle to air navigation shall be submitted separately to Transport Canada and NAV CANADA. Submission to one does not constitute submission to or approval by the other.
- 4.16.19 Before construction, the proponent shall provide certification from a professional engineer licensed to practice in Saskatchewan that the tower, foundation, guy-wire system, and associated structural components have been designed in accordance with applicable engineering and safety requirements.
- 4.16.20 Any equipment shelter, generator building, or other associated structure shall comply with applicable building, fire, electrical, and zoning requirements. Required electrical permits shall be obtained before electrical equipment is energized.
- 4.16.21 Access to the site shall:
- i. Be located and constructed in accordance with applicable municipal or provincial access requirements;
 - ii. Provide safe access for construction, maintenance, and emergency vehicles;
 - iii. Not interfere with drainage or agricultural operations; and
 - iv. Not obstruct a municipal roadway, road allowance, or sight triangle.
- 4.16.22 Surface drainage shall be managed so that development of the facility does not cause erosion, flooding, or adverse drainage onto neighbouring property or a municipal roadway.
- 4.16.23 Existing vegetation shall be retained where reasonably practicable. Council may request landscaping or screening for ground-level equipment where necessary to reduce impacts on an adjacent residence or public roadway.
- 4.16.24 Any material change to the approved tower location, tower type, height, lighting, compound area, access, or associated buildings shall be submitted to the municipality for review and may require renewed municipal consultation or concurrence.
- 4.16.25 When the facility permanently ceases operation, the owner shall:
- i. Notify the Municipality;
 - ii. Remove the tower, foundations to an appropriate depth, equipment, shelters, fencing, and other associated improvements that are no longer required;
 - iii. Remove waste and hazardous materials; and
 - iv. Restore the site to a safe and stable condition.

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4.16.26 Removal and restoration shall be completed within twelve (12) months after permanent cessation unless another period is approved by Council or required by the applicable federal authority.

4.16.27 Municipal concurrence or issuance of a Development Permit does not relieve the proponent from obtaining or maintaining any federal, provincial, building, electrical, highway-access, or other required approval.

4.17 Hazardous Substance Storage Facilities

4.17.1 A Hazardous Substance Storage Facility shall only be permitted as a Discretionary Use within the Industrial Zoning District.

4.17.2 An application shall include a detailed description of every hazardous substance proposed to be stored, handled, or transferred, including:

- i. Its common and technical name;
- ii. Its applicable dangerous-goods classification and United Nations number, where applicable;
- iii. Its physical state;
- iv. The maximum quantity proposed to be present on the site;
- v. The proposed type and duration of storage;
- vi. The proposed frequency of deliveries and shipments;
- vii. Applicable safety data sheets;
- viii. Known fire, explosion, toxicity, corrosion, environmental, or incompatibility hazards; and
- ix. The potential consequences of a spill, fire, explosion, release, or containment failure.

4.17.3 The application shall include a Site Plan identifying:

- i. All buildings and structures;
- ii. Above ground and underground storage tanks;
- iii. Containers, storage areas, transfer areas, and loading facilities;
- iv. Containment systems, dikes, berms, and impermeable surfaces;
- v. Drainage and stormwater management features;
- vi. Fire-protection and emergency response equipment;
- vii. Site access, internal roadways, parking, loading, and emergency access routes;
- viii. Distances from storage and transfer areas to every sight line;
- ix. All dwellings, occupied buildings, and sensitive land uses within the distance specified by Council;
- x. Public and private water wells;
- xi. Waterbodies, watercourses, wetlands, seasonal drainage features, and flood-prone lands;
- xii. Utilities, pipelines, and right-of-way; and
- xiii. The proposed location of security fencing, lighting, and warning signs.

4.17.4 The applicant shall identify the normal transportation routes proposed to be used within the Municipality, including:

- i. The applicable provincial highways and municipal roads;
- ii. The anticipated vehicle type, frequency, and seasonal pattern;
- iii. The maximum anticipated vehicle weight and configuration;

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- iv. Any bridge, road-width, weight, turning-radius, or emergency access constraints; and
 - v. Any proposed mitigation required to protect municipal infrastructure or public safety.
- 4.17.5 Municipal consideration of a transportation route does not authorize the transportation of dangerous goods contrary to provincial or federal legislation.
- 4.17.6 Council may require an Environmental Site Assessment, environmental impact assessment, risk assessment, or other technical report prepared by a qualified professional addressing:
 - i. Fire, explosion, and toxic-release risks;
 - ii. Groundwater and surface water protection;
 - iii. Soil contamination;
 - iv. Air emissions and vapour migration;
 - v. Compatibility with nearby land uses;
 - vi. Emergency response capability;
 - vii. Cumulative effects associated with other hazardous facilities; and
 - viii. Appropriate separation distances and mitigation measures.
- 4.17.7 Where the site is located within or near an area of know or potential aquifer sensitivity, the applicant shall submit a hydrogeological assessment and aquifer-protection plan prepared by a qualified professional unless Council determines that the nature and quantity of the proposed substances present no material groundwater risk.
- 4.17.8 A Hazardous Substance Storage Facility shall not be permitted:
 - i. Within a floodway or flood fringe;
 - ii. Where safe emergency access cannot be provided;
 - iii. Where the proposed development would create an unacceptable risk to a public or private water supply;
 - iv. Where a spill or containment failure could reasonably result in an unacceptable impact on a waterbody, watercourse, wetland, or sensitive aquifer; or
 - v. Where the identified risks cannot be reduced to an acceptable level through appropriate siting, design, and mitigation.
- 4.17.9 Required separation distances from site lines, dwellings, occupied buildings, roadways, wells, waterbodies, and other sensitive uses shall be established through the Development Permit based on:
 - i. Applicable fire, environmental, and safety requirements;
 - ii. The nature and maximum quantity of substances stored;
 - iii. The containment and fire protection systems proposed;
 - iv. The findings of any required professional risk assessment;
 - v. Topography, drainage, and prevailing winds; and
 - vi. Recommendations or requirements of applicable regulatory authorities.
- 4.17.10 All storage and transfer areas shall be designed and maintained with secondary containment appropriate to the type and maximum quantity of substance stored. Containment shall prevent a release from entering soil, groundwater, surface water, a wastewater system, roadway ditch, waterbody, watercourse, or wetland.

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4.17.11 Incompatible substances shall be separated and stored in accordance with applicable codes, standards, safety data sheets, and regulatory requirements.

4.17.12 Loading, unloading, and transfer activities shall occur only within designated areas having:

- i. Appropriate spill containment;
- ii. An impermeable surface where required;
- iii. Protection from vehicle impact;
- iv. Adequate lighting and emergency access; and
- v. Equipment for prompt containment and recovery of a release.

4.17.13 The site shall be secured against unauthorized access by fencing, gates, locks, or another security system appropriate to the nature of the substances stored. Required emergency access shall be always maintained.

4.17.14 An Emergency Response and Spill Contingency Plan shall be submitted addressing:

- i. The type, location, and maximum quantity of substances stored;
- ii. Emergency contacts and notification procedures;
- iii. Fire, explosion, spill, leak, and evacuation procedures;
- iv. Containment, recovery, cleanup, and remediation procedures;
- v. Emergency access routes and isolation distances;
- vi. Location and operation of emergency shut off and fire protection systems;
- vii. Spill response equipment and supplies;
- viii. Employee training and emergency exercises;
- ix. Protection of neighbouring properties, water supplies, and environmentally sensitive lands; and
- x. Coordination with municipal and provincial emergency response authorities.

4.17.15 Before operation commences, the applicant shall provide confirmation that the Emergency Response and Spill Contingency Plan has been provided to the applicable fire department and any provincial or federal authority having jurisdiction.

4.17.16 Providing the plan does not represent approval or certification by the Fire Chief or Municipality.

4.17.17 The Emergency Response and Spill Contingency Plan shall be reviewed and updated whenever there is a material change in:

- i. The type or maximum quantity of substances involved;
- ii. Storage or containment systems;
- iii. Emergency response procedures;
- iv. Site access or layout; or
- v. Ownership or emergency contact information.

4.17.18 A Decommissioning and Reclamation Plan shall be submitted identifying:

- i. Anticipated facility life;
- ii. Removal of substances, tanks, containers, buildings, and associated infrastructure;
- iii. Investigation and remediation of potential contamination;
- iv. Disposal of wastes and contaminated materials;

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- v. Restoration of drainage and site stability;
- vi. Proposed reclamation standards; and
- vii. The anticipated time required to complete decommissioning.

4.17.19 Council may require reasonable financial security for completion of approved construction, containment, drainage, decommissioning, or reclamation obligations only where authorized by *The Planning and Development Act, 2007*, this Bylaw or another applicable enactment.

4.17.20 The proposal shall be designed, constructed, operated, and decommissioned in accordance with all applicable requirements, including, where applicable and subject to amendments from time to time:

- i. *The Environmental Management and Protection Act, 2010*;
- ii. *The Hazardous Substances and Waste Dangerous Goods Regulations*;
- iii. *The Saskatchewan Environmental Code*;
- iv. *The Dangerous Goods Transportation Act*;
- v. *The Transportation of Dangerous Goods Act, 1992* and its regulations;
- vi. *The Fire Safety Act* and the National Fire Code of Canada as adopted in Saskatchewan;
- vii. Applicable building and electrical requirements; and
- viii. Any other applicable environmental, occupational health, fire, transportation, or safety legislation.

4.17.21 Copies of all applicable provincial and federal permits, approvals, and licenses shall be provided to the Development Officer before the component of the development to which they relate is constructed or operated.

4.17.22 At the application stage, Council may instead accept confirmation that the required applications have been submitted

4.17.23 Council may refer the application and supporting information to:

- i. The Saskatchewan Ministry of Environment;
- ii. The Saskatchewan Public Safety Agency;
- iii. The applicable fire department;
- iv. The Water Security Agency;
- v. The Ministry of Highways;
- vi. The applicable pipeline or utility authority; and
- vii. Any other authority or qualified professional whose review is relevant to the proposal.

4.17.24 Where municipal road access requires construction or a capital upgrade, the applicant may be required to:

- i. Construct the required access or improvement to Municipal standards;
- ii. Pay an applicable development levy in accordance with an approved Development Levy Bylaw; or
- iii. Where subdivision is involved, enter into a servicing agreement pursuant to *The Planning and Development Act, 2007*.

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4.17.25 Where extraordinary or repetitive heavy-truck traffic associated with the operation is expected to cause identifiable road maintenance impacts, the owner may be required to enter into a road maintenance agreement with the RM where authorized by applicable legislation.

4.17.26 The Development Permit shall identify the approved:

- i. Substances and dangerous goods classifications;
- ii. Maximum quantities;
- iii. Storage and transfer locations;
- iv. Storage and containment systems;
- v. Transportation access;
- vi. Hours or operational limitations, where applicable; and
- vii. Required mitigation measures.

4.17.27 Any material change in the type, classification, or maximum quantity of a hazardous substance, or any expansion or relocation of the storage or transfer area, shall require approval of an amended Discretionary Use Application and Development Permit.

4.17.28 Municipal approval does not relieve the owner or operator from complying with another municipal bylaw or from obtaining and maintaining any provincial or federal approval, permit, license, or authorization.

4.18 Work Camps

4.18.1 A Work Camp shall only be permitted as a temporary Discretionary Use in a Zoning District in which it is specifically listed.

4.18.2 A Work Camp shall be directly associated with an identified construction, resource, industrial, infrastructure, emergency-response, or similar project having a defined operational period.

4.18.3 A Discretionary Use Application shall include:

- i. A statement describing the project served by the Work Camp and explaining the need for its proposed location;
- ii. The proposed construction date, occupancy date, period of operation, and removal date;
- iii. The maximum number of occupants;
- iv. The number and type of accommodation units;
- v. The proposed number of employees and service personnel;
- vi. A comprehensive Site Plan;
- vii. A water and wastewater servicing plan;
- viii. A solid-waste management plan;
- ix. A drainage and stormwater management plan;
- x. A fire-safety and emergency response plan;
- xi. A traffic and road-access plan; and
- xii. A Decommissioning and Reclamation Plan.

4.18.4 The Site Plan shall identify:

- i. All permanent and temporary buildings, recreational vehicles, modular units, manufactured units, and accessory structures;

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- ii. Accommodation unit numbers and maximum occupancy;
- iii. Internal roadways, emergency route, and fire lanes;
- iv. Municipal or provincial road access and egress;
- v. Employee, visitor, and service-vehicle parking;
- vi. Water wells, water storage facilities, and water-distribution infrastructure;
- vii. Sewage treatment, holding, collection, and disposal systems;
- viii. Garbage and recycling facilities;
- ix. Propane, fuel, and hazardous substance storage;
- x. Utility easements and corridors;
- xi. Fire-protection equipment and emergency assembly areas;
- xii. Landscaping, vegetation, buffers, and screening;
- xiii. Drainage courses, waterbodies, wetlands, flood-prone areas, and environmentally sensitive lands;
- xiv. Site lines, required setbacks, and adjacent land uses; and
- xv. Any proposed staging or expansion areas.

4.18.5 The maximum number of occupants and accommodation units shall be established in the Development Permit based on:

- i. The size and configuration of the site;
- ii. Potable water capacity;
- iii. Sewage collection, treatment, and disposal capacity;
- iv. Fire protection and emergency response capacity;
- v. Road and site-access capacity;
- vi. Parking and internal traffic circulation;
- vii. Waste-management capacity;
- viii. Compatibility with surround land uses; and
- ix. Environmental and drainage conditions.

4.18.6 A potable water supply sufficient for the maximum approved occupancy shall be provided. Council may require confirmation from the applicable authority or a qualified professional that the proposed water source, treatment, storage, and distribution system are suitable for the proposed use.

4.18.7 All sewage and wastewater shall be collected, treated, and disposed of through a system approved by the applicable provincial authority. The applicant shall provide copies of all required permits, approvals, and inspection reports before occupancy.

4.18.8 Each accommodation unit containing plumbing shall be connected to the approve on-site wastewater system unless an alternative sealed holding and collection system has been specifically approved by the applicable provincial authority and Council.

4.18.9 The discharge or dumping of sewage, grey water, or other liquid waste onto the ground, into a ditch, waterbody, watercourse, wetland, drainage system, or unapproved facility is prohibited.

4.18.10 The Waste Management Plan shall address:

- i. The anticipated type and volume of waste;

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- ii. Garbage and recycling containers;
- iii. Collection frequency;
- iv. Prevention of odour, litter, wildlife attractions, and pests;
- v. Storage of hazardous or special waste; and
- vi. Transportation to an authorized disposal or recycling facility.

4.18.11 Garbage and waste shall be stored in covered, weather-resistant and animal-resistant containers, and removed sufficiently frequently to prevent nuisance or public health concerns.

4.18.12 The Drainage and Stormwater Management Plan shall demonstrate that the development will not:

- i. Obstruct natural drainage;
- ii. Increase flooding or erosion on neighbouring land;
- iii. Discharge contaminated runoff into a waterbody, watercourse, wetland, well, or roadway ditch; or
- iv. Adversely affect municipal infrastructure.

4.18.13 Council may require the plan to be prepared by a professional engineer or other qualified professionals where warranted by the scale or environmental setting of the proposal.

4.18.14 Accommodation units and accessory buildings shall comply with:

- i. The setbacks of the applicable Zoning District;
- ii. Applicable building and fire-safety spatial separation requirements;
- iii. Any separation required for propane, fuel, or hazardous substance storage; and
- iv. Any additional separation established through the Development Permit for emergency access or fire protection.

4.18.15 Unless a greater distance is required by an applicable building or fire authority, accommodation units shall be separated by a minimum of six (6) metres.

4.18.16 Council may require a minimum separation of up to ten (10) metres where warranted because of:

- i. Limited fire protection capacity;
- ii. Combustible construction;
- iii. Propane or fuel storage;
- iv. Restricted emergency access; or
- v. Recommendations from the applicable fire department or building official.

4.18.17 Internal roadways and fire lanes shall:

- i. Accommodate emergency, service, and waste-collection vehicles;
- ii. Be maintained in a passable condition during occupancy;
- iii. Always remain unobstructed;
- iv. Provide adequate turning and access areas; and
- v. Be clearly identified where required by the emergency response plan.

4.18.18 Adequate on-site parking shall be provided for all occupants, employees, visitors, and service vehicles. Parking shall not occur on a municipal roadway, roadway shoulder, road allowance, emergency access route, or required sight triangle.

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- 4.18.19 Existing trees and vegetation shall be retained to an extent reasonably practicable. Additional buffering or screening may be required where the Work Camp is visible from a dwelling, public roadway, or other sensitive land use
- 4.18.20 Exterior lighting shall be directed downward and substantially confined to the site. Lighting shall not interfere with neighbouring property or the safe use of a public roadway.
- 4.18.21 The Fire Safety and Emergency Response Plan shall address:
- i. Fire prevention and suppression;
 - ii. Emergency access and evacuation;
 - iii. Occupant accounting and an emergency assembly area;
 - iv. Severe weather and utility failure;
 - v. Medical emergencies;
 - vi. Fuel, propane, or hazardous material incidents;
 - vii. Emergency contact information; and
 - viii. Coordination with the applicable emergency response agencies.
- 4.18.22 The application may be referred to the applicable fire department, emergency services provider, building official, public health authority, Ministry of Highways or other relevant agency for comments.
- 4.18.23 Council may require a Traffic Impact Assessment where the proposed occupancy, service traffic, construction traffic, or location may materially affect a municipal road or provincial highway.
- 4.18.24 Where access requires construction or capital upgrading of a municipal road, the applicant may be required to:
- i. Construct the required access or capital improvement to municipal standards;
 - ii. Pay an applicable development levy under an approved Development Levy Bylaw; or
 - iii. Where subdivision is involved, enter into a service agreement pursuant to *The Planning and Development Act, 2007*.
- 4.18.25 Where extraordinary or repetitive traffic from the Work Camp is expected to cause identifiable road maintenance impacts, the owner or operator may be required to enter into a road maintenance agreement with the RM where authorized by applicable legislation.
- 4.18.26 A Development Permit for a Work Camp may be issued for a period not exceeding one year. Council may approve a shorter period corresponding with the anticipated duration of the project.
- 4.18.27 A Development Permit shall expire at the earliest of:
- i. The expiry date stated in the permit;
 - ii. Permanent completion or abandonment of the project served by the Work Camp;
 - iii. Discontinuance of the Work Camp for six (6) consecutive months; or
 - iv. The date on which the Work Camp is required to be removed under the conditions of approval.
- 4.18.28 Council may approve one renewal for a period not exceeding one additional year, following review of:
- i. The continuing need for the Work Camp;
 - ii. Compliance with the existing approval;

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- iii. The condition of the site and municipal roads;
- iv. Servicing and emergency response capacity;
- v. Complaints or documented land-use impacts; and
- vi. The updated removal and reclamation schedule.

4.18.29 Where the proposed renewal would materially increase occupancy, expand the site, or change the operation, a new Discretionary use Application shall be required.

4.18.30 Continued operation over two (2) years shall require a new Discretionary Use Application and an evaluation of whether the development should instead be treated as permanent employee accommodation or another applicable land use.

4.18.31 The Decommissioning and Reclamation Plan shall identify:

- i. The removal of all accommodation units, accessory buildings, tanks, utilities, and temporary infrastructure;
- ii. Lawful removal of sewage, wastewater, garbage, and hazardous materials;
- iii. Closure or decommissioning of wells and sewage systems;
- iv. Remediation of contaminated soil;
- v. Removal of temporary roads and parking areas, unless otherwise approved;
- vi. Restoration of drainage;
- vii. Stabilization and revegetation of disturbed land; and
- viii. The time required to complete the work.

4.18.32 All temporary buildings, structures, accommodation units, waste and associated facilities shall be removed, and the site reclaimed, within six (6) months following expiry of the Development Permit or cessation of the Work Camp unless Council approves another period in writing.

4.18.33 Council may require the owner to enter into an agreement addressing development, operation, decommissioning, and reclamation. Reasonable financial security may be required where authorized by *The Planning and Development Act, 2007*, this Bylaw, or another applicable enactment.

4.18.34 Any increase in approved occupancy or accommodation units, expansion of the camp area, relocation of servicing facilities, or material change to site access shall require approval before the change occurs.

4.18.35 The Work Camp shall comply with all applicable building, fire, public health, environmental, water, wastewater, occupational health and safety, and other municipal, provincial, and federal requirements.

4.18.36 Municipal approval does not replace any required approval from another authority.

4.19 Asphalt and Concrete Batch Plants

4.19.1 An Asphalt or Concrete Batch Plant shall only be permitted as Discretionary Use in a Zoning District in which it is specifically listed.

4.19.2 Approval of an Asphalt Plant or a Concrete Batch Plant does not authorize:

- i. A gravel pit or quarry;
- ii. The extraction of sand, gravel, clay, stone, or another aggregate resource;

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- iii. An aggregate-crushing or screening operation, except equipment directly incidental to and approved as part of the plant operation; or
- iv. Any other use that requires separate approval under this Bylaw.

4.19.3 Where a plant is proposed in conjunction with an Aggregate Resource Extraction operation, each use shall be identified and approved separately.

4.19.4 An application shall identify whether the proposed facility is:

- i. A stationary Asphalt Plant;
- ii. A mobile or temporary Asphalt Plant;
- iii. A stationary Concrete Batch Plant; or
- iv. A mobile or temporary Concrete Batch Plant.

4.19.5 The application shall include a comprehensive Site Plan identifying:

- i. The plant and all processing equipment;
- ii. Buildings, structures, silos, conveyors, and accessory facilities;
- iii. Aggregate, asphalt cement, cement, fuel, and other material storage areas;
- iv. Loading, unloading, and product transfer areas;
- v. Fuel tanks, hazardous substance storage and waste storage areas;
- vi. Access and egress;
- vii. Internal haul roads, parking, and vehicle queuing areas;
- viii. Utility easements and corridors;
- ix. Water supply and wastewater facilities;
- x. Concrete washout areas, where applicable;
- xi. Air pollution and dust control equipment;
- xii. Drainage and stormwater management facilities;
- xiii. Fire protection and emergency response equipment;
- xiv. Property lines and proposed setbacks;
- xv. Nearby dwellings, businesses, communities, and recreational areas;
- xvi. Wells, watercourses, waterbodies, wetlands, and drainage features; and
- xvii. Existing or proposed vegetation, berms, and screening.

4.19.6 The application shall include an operating description identifying:

- i. The anticipated production capacity;
- ii. The proposed hours, days, and seasons of operation;
- iii. The anticipated number of employees;
- iv. The number and type of trucks and equipment;
- v. Anticipated daily and peak truck movements;
- vi. Proposed haul and transportation routes;
- vii. The type and quantity of fuel and hazardous substances stored;
- viii. The source of aggregate and other materials;
- ix. The proposed air emission, dust, noise, and odour controls; and
- x. Whether aggregate crushing or screening is proposed.

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4.19.7 Where the plant is mobile or temporary, the applicant shall also identify:

- i. The construction project or projects to be served;
- ii. The anticipated date of establishment;
- iii. The proposed commencement and completion dates;
- iv. The requested permit period;
- v. The anticipated removal date; and
- vi. The proposed decommissioning and reclamation measures.

4.19.8 Council may require one or more of the following to be prepared by a qualified professional:

- i. An Environmental Site Assessment;
- ii. An environmental impact or risk assessment;
- iii. An air quality or air-dispersion assessment;
- iv. A noise assessment;
- v. A hydrogeological or aquifer-sensitivity assessment;
- vi. A Traffic Impact Assessment;
- vii. A Drainage and Stormwater Management Plan;
- viii. An erosion and sediment-control plan; or
- ix. Another technical study reasonably required to evaluate the proposal.

4.19.9 A Drainage and Stormwater Management Plan shall demonstrate how the development will prevent:

- i. Contaminated runoff from leaving the site;
- ii. Sediment from entering neighbouring land or municipal ditches;
- iii. Adverse changes to natural drainage;
- iv. Erosion or flooding; and
- v. Contamination of a waterbody, watercourse, wetland, well, aquifer, or wastewater system.

4.19.10 A Concrete Batch Plant shall provide a designated concrete washout and process-water management system. Concrete wash water, slurry, and sediment shall not be discharged onto the ground, into a sewage system, roadway ditch, waterbody, watercourse, or wetland except as authorized by the applicable authority.

4.19.11 The applicant shall provide information concerning all hazardous substances and waste dangerous goods proposed to be stored or used, including:

- i. Asphalt cement;
- ii. Fuel and lubricants;
- iii. Admixtures and chemicals;
- iv. Waste oil;
- v. Release agents; and
- vi. Other potentially contaminating substances.

4.19.12 Storage and handling shall comply with the Hazardous Substance provisions of this Bylaw and applicable provincial and federal requirements.

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4.19.13 A mobile Asphalt Plant shall comply with the applicable provincial and operational requirements.

Unless otherwise authorized by the applicable provincial authority, a mobile Asphalt Plant shall be located:

- i. At least three (3) kilometres from the developed area of a recreational park;
- ii. At least one point five (1.5) kilometres from the boundary of a town, village, or hamlet;
- iii. At least one (1) kilometre from a residence or business; and
- iv. At least one hundred (100) metres from a watercourse.

4.19.14 A proposal to vary a provincial mobile Asphalt Plant separation shall include written confirmation from the Saskatchewan Ministry of Environment that the proposed location is acceptable under the applicable provincial requirements.

4.19.15 Such confirmation does not require Council to approve the reduction. Council shall independently consider land-use compatibility, traffic, environmental risk and the representations received through the Discretionary Use process.

4.19.16 The setbacks and separation distances for a stationary Asphalt Plant or a stationary or mobile Concrete Batch Plant shall be established through the Development Permit based on:

- i. The applicable Zoning District setbacks;
- ii. Plant type and production capacity;
- iii. Proximity to residences, businesses, communities, and recreational areas;
- iv. Air emissions, dust, noise, and odour;
- v. Prevailing winds and topography;
- vi. Traffic and haul routes;
- vii. Fire protection and emergency response capacity;
- viii. Groundwater and surface water sensitivity;
- ix. Applicable professional studies; and
- x. Requirements and recommendations of provincial authorities.

4.19.17 The owner or operator shall implement reasonable and effective measures to control:

- i. Stack and process emissions;
- ii. Fugitive dust from stockpiles, conveyors, loading, and internal roads;
- iii. Noise and vibration;
- iv. Odour and visible emissions;
- v. Tracked material and mud on public roads;
- vi. Erosion and sediment; and
- vii. Contaminated stormwater and wastewater.

4.19.18 Air pollution control equipment shall be operated and maintained in accordance with the manufacturer's specifications whenever associated plant equipment is operating.

4.19.19 The operation shall not discharge or permit the discharge of a substance into the environment in a manner that causes or may cause an adverse effect as defined by *The Environmental Management and Protection Act, 2010*.

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- 4.19.20 Waste oil shall not be used as a supplementary fuel unless specifically authorized under applicable provincial requirements.
- 4.19.21 No waste, concrete, asphalt, contaminated material, or other substance shall be buried or burned on the site.
- 4.19.22 Fuel, asphalt cement, chemicals, admixtures, and other hazardous substances shall be stored and handled within appropriate containment systems. Spill response equipment shall be readily available.
- 4.19.23 The operator shall maintain an Emergency Response and Spill Contingency Plan addressing:
- i. Fire, explosion, spill, and equipment failure;
 - ii. Substances stored and their maximum quantities;
 - iii. Emergency shut-off procedures;
 - iv. Containment, cleanup and remediation;
 - v. Emergency access;
 - vi. Responsible personnel and emergency contacts; and
 - vii. Notification of applicable municipal, provincial, and federal authorities.
- 4.19.24 Council may require confirmation that the Emergency Response and Spill Contingency Plan has been provided to the applicable fire department. Providing the plan does not constitute approval or certification by the Fire Chief.
- 4.19.25 Plant access and internal circulation shall accommodate the anticipated truck type, weight, turning movements, and traffic volumes without obstructing a public roadway or creating an unacceptable traffic safety risk.
- 4.19.26 Council may require a Traffic Impact Assessment where the development may materially affect a municipal road, intersection, bridge, or provincial highway.
- 4.19.27 Council may designate or approve municipal haul routes based on road capacity, bridge restrictions, public safety, residential impacts, and seasonal road conditions, subject to applicable transportation legislation.
- 4.19.28 Where capital improvements to a municipal road or access are reasonably attributable to the development, the applicant may be required to:
- i. Construct the required access or improvement to municipal standards;
 - ii. Pay an applicable development levy under an approved Development Levy Bylaw; or
 - iii. Where subdivision is involved, enter into a service agreement.
- 4.19.29 Where extraordinary or repetitive truck traffic is expected to cause identifiable road maintenance impacts, the owner or operator may be required to enter into a road maintenance agreement with the RM where authorized by applicable legislation.
- 4.19.30 The applicant shall obtain all applicable municipal, provincial, and federal permits, approvals, notifications, and authorizations before commencing the component of the development to which they relate.

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4.19.31 Copies of applicable approvals, notifications, licenses, refusals, control orders, or material amendments shall be provided to the Development Officer upon request.

4.19.32 The development shall comply with:

- i. *The Environmental Management and Protection Act, 2010*;
- ii. The Saskatchewan Environmental Code;
- iii. Applicable hazardous substance and waste dangerous goods requirements;
- iv. Applicable occupational health and safety requirements; and
- v. All other applicable municipal, provincial, and federal requirements.

4.19.33 A Development Permit for a mobile or temporary plant may be issued for a period that does not exceed one (1) year or the duration of the identified construction project, whichever is less.

4.19.34 Council may approve one (1) extension where:

- i. The project served by the plant remains active;
- ii. The operation has complied with its approval;
- iii. No material expansion is proposed;
- iv. Road and environmental impacts remain acceptable; and
- v. An updated removal and reclamation schedule is provided.

4.19.35 A material change or continued operation beyond the approved extension shall require a new Discretionary Use Application.

4.19.36 When a mobile or temporary plant ceases operation, the owner or operator shall:

- i. Remove the plant, accessory buildings, equipment, tanks, and waste;
- ii. Remove or lawfully manage contaminated material;
- iii. Remediate spills and affected soil;
- iv. Remove temporary access roads and storage areas unless otherwise approved;
- v. Restore drainage;
- vi. Stabilize and revegetate disturbed land; and
- vii. Complete reclamation within the period specified in the Development Permit

4.19.37 Council may require a reclamation agreement and reasonable financial security where authorized by *The Planning and Development Act, 2007*, this Bylaw, or another applicable enactment.

4.19.38 Expansion of the plant area, an increase in production capacity, addition of crushing or screening equipment, material change in haul routes, or conversion from a temporary to a stationary plant shall require approval before the change occurs.

4.20 Cannabis Production Facility

4.20.1 A Cannabis Production Facility shall only be permitted as a Discretionary Use within the Industrial Zoning District.

4.20.2 Commercial outdoor cannabis cultivation shall not be permitted unless specifically listed and approved as a separate Discretionary Use in the applicable Zoning District.

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4.20.3 An application shall include a written description identifying:

- i. The proposed activities, including cultivation, propagation, processing, packaging, testing, storage, or distribution;
- ii. The class or classes of federal license being sought or held;
- iii. Whether the proposal involves standard cultivation, micro-cultivation, standard processing, micro-processing, a nursery, analytical testing, or another federally authorized activity;
- iv. The anticipated production capacity;
- v. The number of employees;
- vi. Proposed hours of operation;
- vii. Anticipated delivery and shipment frequency;
- viii. Water and wastewater requirements;
- ix. Anticipated solid waste and cannabis waste;
- x. Hazardous substances proposed to be stored or used; and
- xi. Any proposed expansion phases.

4.20.4 The application shall include a Site Plan identifying:

- i. All buildings and structures;
- ii. The portions of buildings proposed for cultivation, processing, storage, administration, and shipping;
- iii. Loading, unloading, and delivery areas;
- iv. Parking and internal traffic circulation;
- v. Site access and egress;
- vi. Waste storage areas;
- vii. Fuel, chemical, fertilizer, and hazardous substance storage;
- viii. Water supply and wastewater disposal facilities;
- ix. Stormwater and drainage features;
- x. Exterior ventilation intakes and exhaust locations;
- xi. Security fencing and controlled access areas, without requiring disclosure of confidential security-system details;
- xii. Exterior lighting;
- xiii. Landscaping and screening; and
- xiv. Setbacks from property lines, roadways, and surrounding development.

4.20.5 The applicant shall provide a written ventilation and odour-control plan describing:

- i. The activities that may generate odour or air emissions;
- ii. The proposed filtration and ventilation systems;
- iii. The location and direction of exhaust outlets;
- iv. Proposed monitoring and maintenance procedures;
- v. Backup or response measures in the event of equipment failure; and
- vi. Measures to prevent cannabis-related odour from materially affecting neighbouring property.

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- 4.20.6 Council may require the ventilation and odour-control plan to be prepared or certified by a professional engineer licensed to practice in Saskatchewan where warranted by the size, type, or proximity of the facility to other development.
- 4.20.7 The applicant shall provide a general statement explaining how the facility will comply with applicable Health Canada security requirements. The RM shall not require public disclosure of confidential details concerning surveillance systems, alarm systems, access credentials, or other sensitive security arrangements unless the information is necessary for municipal emergency response and can be lawfully protected from disclosure.
- 4.20.8 The application shall identify potential land-use impacts, including:
- i. Odour and air emissions;
 - ii. Noise and vibration;
 - iii. Exterior lighting;
 - iv. Traffic and heavy-truck movements;
 - v. Water consumption;
 - vi. Wastewater generation;
 - vii. Solid and hazardous waste;
 - viii. Fire and emergency response requirements; and
 - ix. Potential impacts on groundwater, surface water, and municipal infrastructure.
- 4.20.9 The application shall describe the measures proposed to prevent or mitigate those impacts.
- 4.20.10 The site shall provide adequate space for all buildings, security features, parking, loading, deliveries, waste storage, emergency access, drainage, and required setbacks.
- 4.20.11 All employees, visitor, delivery, and service-vehicle parking shall be accommodated on the site. Loading and unloading shall not obstruct a public roadway, road allowance, emergency access route or required sight triangle.
- 4.20.12 Access shall be designed to safely accommodate the anticipated number, size, and frequency of vehicles. Council may require a Traffic Impact Assessment where the proposed operation may materially affect a municipal road or provincial highway.
- 4.20.13 A Cannabis Production Facility shall have adequate water, wastewater, drainage, electrical, fire protection, and other servicing capacity for the proposed operation.
- 4.20.14 The applicant shall be responsible for development related infrastructure costs reasonably attributable to the proposal through:
- i. Construction of required on-site or access improvements;
 - ii. An applicable development levy imposed under an approved Development Levy Bylaw; or
 - iii. A servicing agreement where subdivision is involved.
 - iv. Ventilation and filtration equipment shall be operated and maintained wherever required to control cannabis-related odour or air emissions. Exhaust outlets shall be located and directed to minimize impacts on neighbouring property and public areas.

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- v. The development shall not result in persistent cannabis-related odour beyond the boundaries of the site that materially interferes with the use and enjoyment of neighbouring property.
- vi. Noise from ventilation equipment, generators, loading, processing, and other operations shall comply with applicable municipal requirements and shall not materially interfere with neighbouring land uses.
- vii. Exterior lighting shall be directed downward and substantially confined to the site. Security lighting shall be designed to minimize glare affecting neighbouring property or public roadways while maintaining required security.
- viii. Cannabis, cannabis products, cannabis ingredients, and cannabis waste shall be stored within a secure enclosed building or another enclosure authorized under the applicable federal license.
- ix. Outdoor storage directly associated with the facility shall be prohibited except for approved waste and recycling containers, mechanical or utility equipment, fuel or propane tanks, loading equipment, and other accessory storage specifically shown on the approved Site Plan.

4.20.15 Permitted outdoor storage shall be secured and screened where appropriate.

4.20.16 Cannabis waste shall be stored, handled, rendered unusable, and disposed of in accordance with *The Cannabis Act*, *The Cannabis Regulations*, and all applicable environmental and waste management requirements.

4.20.17 Fertilizers, pesticides, solvents, compressed gases, fuels, extraction agents, and other hazardous substances shall be stored and handled in accordance with applicable legislation and the Hazardous Substance provisions of this Bylaw.

4.20.18 No contaminated water, nutrient solution, compressed gases, fuels, extraction agents, and other hazardous substances shall be discharged onto the ground, into a municipal ditch, private sewage system, waterbody, watercourse, wetland, or groundwater except through a system approved for that purpose.

4.20.19 Where processing involves flammable or combustible substances, extraction equipment, or other elevated fire risks, the applicant shall provide:

- i. A Fire Safety and Emergency Response Plan;
- ii. Information concerning the type and quantity of hazardous substances;
- iii. Confirmation of applicable building, fire, electrical, and mechanical approvals; and
- iv. Confirmation that adequate emergency access and fire suppression capacity are available.

4.20.20 The Municipality may refer relevant portions of the application to the applicable fire department or building official for comments. Such referral does not transfer approval responsibility for the land use to the Fire Chief or building official.

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- 4.20.21 A Cannabis Production Facility shall not include retail sale of cannabis to the public from the site unless a Cannabis Retail Store is separately listed and approved as a use in the applicable Zoning District and all required provincial authorizations have been obtained.
- 4.20.22 On-site sale or distribution authorized exclusively under a federal medical-cannabis license shall not be considered general retail activity, provided that no storefront or public retail component is operated from the site.
- 4.20.23 Ground level mechanical equipment, waste storage areas, loading areas, and outdoor utility equipment may be required to be screened from public roadways and adjacent residential development.
- 4.20.24 Landscaping required through the Development Permit shall be appropriate to the site conditions and shall not interfere with federally required security measures.
- 4.20.25 Before commencing any activity requiring a federal cannabis license, the operator shall provide the Development Officer with:
- i. A copy of the applicable Health Canada license; or
 - ii. Written confirmation from Health Canada that the proposed activity is otherwise authorized.
- 4.20.26 At the Development Permit application stage, the Municipality may accept confirmation that a federal license application is being prepared or has been submitted. The Municipal approval may be issued conditionally, provided that no federally regulated cannabis activity commences before the required federal authorization is obtained.
- 4.20.27 The operator shall maintain all required licenses and approvals in good standing and shall provide the Municipality with notice of:
- i. A material amendment affecting the approved land use;
 - ii. A suspension or revocation of the federal license;
 - iii. Permanent cessation of the licensed operation; or
 - iv. A material change in the federally authorized activities conducted on the site.
- 4.20.28 A material increase in production capacity, addition of a new class of cannabis activity, expansion of the building or production area, commencement of outdoor cultivation, introduction of extraction processes, or material change in traffic, water, or wastewater demand shall require approval before the change occurs.
- 4.20.29 Council shall consider the following when evaluating the application:
- i. Compatibility with existing and planned surrounding uses;
 - ii. Separation from residential and other sensitive development;
 - iii. Potential odour, noise, lighting, and traffic impacts;
 - iv. Water and wastewater capacity;
 - v. Fire and emergency response capacity;
 - vi. Environmental and drainage impacts;
 - vii. Access to an appropriate municipal road or provincial highway; and
 - viii. Proposed mitigation measures.

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4.20.30 Municipal approval does not relieve the owner or operator from complying with applicable municipal, provincial, and federal legislation or obtaining any required building, fire, electrical, environmental, highway-access, or other authorization.

4.21 Intensive Livestock Operations

4.21.1 An Intensive Livestock Operation shall only be permitted as Discretionary Use within the Agricultural Zoning District.

4.21.2 A Discretionary Use Application and Development Permit shall be required for:

- i. A proposed new ILO involving 100 or more animal units, other than a Seasonal Confinement Area qualifying under this Section;
- ii. An ILO or Seasonal Confinement Area of any size requiring approval of a waste storage or waste management plan pursuant to *The Agricultural Operations Act*;
- iii. An expansion that increases an existing operation to 100 or more animal units, other than a qualifying Seasonal Confinement Area;
- iv. An expansion of an existing Municipally approved ILO;
- v. Construction or material alteration of a livestock-confinement, manure-storage, or mortality-management facility requiring municipal or provincial approval; or
- vi. A material alteration requiring new or amended approval under *The Agricultural Operations Act*.

4.21.3 An operation shall not be classified according to whether it is described as commercial, agricultural, recreational, or a hobby operation. Classification shall be based on the number of animal units, livestock-confinement area, duration of confinement, manure-storage system, environmental conditions, and applicable provincial approval requirements.

4.21.4 A Seasonal Confinement Area shall be considered as part of a permitted agricultural operation and shall not require separate approval as an Intensive Livestock Operation solely because of the number of animals temporarily confined.

4.21.5 A Seasonal Confinement Area shall be subject to the Discretionary Use requirements for an ILO where:

- i. Approval of a waste storage or waste management plan is required pursuant to *The Agricultural Operations Act*;
- ii. An earthen manure storage area, lagoon, or other provincially regulated waste storage facility is proposed;
- iii. Livestock are confined year-round or on a substantially year-round basis;
- iv. The operation functions primarily as a permanent feedlot rather than temporary wintering or confinement during periods when pasture cannot meet livestock feed and water requirements;
- v. The operation involves a material change in the use or intensity of the land requiring municipal approval; or
- vi. The Saskatchewan Ministry of Agriculture determines that provincial approval is required.

4.21.6 A Seasonal Confinement Area shall be located and operated so that:

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- i. Water pollution does not occur;
- ii. Adequate manure storage and manure management arrangements are provided;
- iii. Manure and contaminated runoff do not enter neighbouring land, municipal land, a municipal road allowance, roadway ditch, waterbody, watercourse, wetland, well, or other surface water;
- iv. Waste storage and manure management activities comply with the separation distances prescribed by *The Agricultural Operations Regulations*;
- v. Manure is not applied on frozen or snow-covered ground where prohibited by provincial requirements; and
- vi. Manure application complies with applicable provincial requirements concerning wells, surface water, application methods, and environmental protection.

4.21.7 The Development Officer may require the owner or operator of a Seasonal Confinement Area to provide information necessary to determine the applicable municipal or provincial requirements, including:

- i. The type and approximate number of livestock;
- ii. The period and purpose of confinement;
- iii. The size and location of the confinement area;
- iv. Whether livestock are ordinarily moved to pasture;
- v. The location of wells, surface water, and drainage features;
- vi. Manure storage and manure management practices;
- vii. Proposed buildings, lagoons, or waste storage facilities; and
- viii. Confirmation from the Saskatchewan Ministry of Agriculture concerning whether provincial approval is required.

4.21.8 A lawfully existing ILO or Seasonal Confinement Area may continue in accordance with *The Planning and Development Act, 2007*, its existing municipal approval and any applicable provincial approval.

4.21.9 An existing ILO shall require municipal approval before:

- i. Increasing its approved animal-unit capacity;
- ii. Expanding a livestock confinement or manure storage area;
- iii. Constructing a new manure storage facility;
- iv. Materially changing the livestock species or waste management system;
- v. Relocating livestock-confinement, manure storage, or mortality management facility; or
- vi. Making another material change in the use or intensity of the operation.

4.21.10 Routine maintenance, repair, or replacement that does not increase animal-unit capacity, expand the approved development area, or materially alter the operation shall not require a new Discretionary Use approval.

4.21.11 A change in livestock species shall require approval only where the change:

- i. Increases the approved number of animal units;
- ii. Materially changes the form or quantity of manure;
- iii. Requires a different waste storage or waste management system;
- iv. Materially changes traffic, odour, noise, dust, or other land-use impacts; or

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- v. Requires a new or amended provincial approval.

4.21.12 An application for a new or expanding ILO should include:

- i. The existing and proposed number of animal units;
- ii. The species and number of livestock;
- iii. The type and duration of livestock confinement;
- iv. The location and dimensions of barns, confinement areas, feed-storage facilities, manure storage facilities, and mortality management facilities;
- v. The type, method, and capacity of manure storage;
- vi. The lands proposed for manure application;
- vii. The water supply and anticipated water consumption;
- viii. Drainage, runoff, and surface water information;
- ix. The anticipated number and type of employee, service, and truck movements;
- x. Proposed access and haul routes;
- xi. The proposed construction and expansion schedule; and
- xii. Measures proposed to mitigate odour, noise, dust, flies, traffic, and environmental impacts.

4.21.13 The application shall include a Site Plan showing:

- i. All existing and proposed livestock buildings and confinement areas;
- ii. Waste storage and mortality management facilities;
- iii. Property lines and municipal and/or provincial roads;
- iv. Water wells, waterbodies, watercourses, wetlands, and drainage features;
- v. Nearby residences, Tourist Accommodations, and Campgrounds;
- vi. The boundaries of hamlets, urban municipalities, recreational parks, and multi-parcel residential developments;
- vii. Access, internal roads, parking, and loading areas; and
- viii. All applicable separation distances.

4.21.14 Where provincial approval is required, the applicant shall provide:

- i. Confirmation that an application has been submitted to the Saskatchewan Ministry of Agriculture;
- ii. A copy of the provincial application and supporting plans, subject to applicable confidentiality requirements;
- iii. Provincial referral comments or requests for additional information relevant to municipal land-use considerations; and
- iv. Before the development commences, a copy of the provincial approval and its applicable terms and conditions.

4.21.15 Municipal approval does not constitute or guarantee approval under *The Agricultural Operations Act*. Provincial approval does not replace any required Municipal approval. Both approvals shall be obtained before the applicable development proceeds.

4.21.16 In addition to the notice required for a Discretionary Use Application, Council may require the applicant to hold a public information meeting where:

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- i. A significant new operation or expansion is proposed;
- ii. The development is near a hamlet, urban municipality, multi-parcel residential development, recreation area or environmentally sensitive area; or
- iii. Council determined that the nature, scale, location, or potential impact warrants additional public information.

4.21.17 A required public information meeting shall be held before Council makes its decision. The applicant shall provide the RM with a summary of the information presented, attendance, and comments received.

4.21.18 A new or expanding ILO shall comply with the minimum separation distances in Table 2. The applicable distance shall be based on the maximum animal-unit capacity authorized by the Development Permit.

Table 2: Minimum Separation Distances for ILOs					
Existing or Planned Land Use	100-299 animal units	300-499 animal units	500-1999 animal units	2000-4999 animal units	5000 animal units or more
Residence, Tourist accommodation or campground	300 m	400 m	800 m	1.2 km	1.6 km
Hamlet, Urban Municipality (<100 population)	400 m	800 m	1.2 km	1.6 km	2.0 km
Urban Municipality (100-500 population)	800 m	1.2 km	1.6 km	2.4 km	2.4 km
Urban Municipality (501-5000 population)	1.2 km	1.6 km	2.4 km	3.2 km	3.2 km
Urban Municipality (>5000 population)	1.6 km	2.4 km	3.2 km	3.2 km	3.2 km

4.21.19 Separation distances shall be measured as the shortest horizontal distance:

- i. From the nearest livestock-confinement building, outdoor confinement area, manure storage facility or mortality management facility forming part of the ILO; and
- ii. To the nearest applicable dwelling, accommodation building, Campground boundary, recreational park boundary, hamlet boundary, or urban municipal boundary.

4.21.20 Separation distances do not apply to a dwelling occupied by the owner, operator, or employee of the ILO and located on land forming part of the operation.

4.21.21 Where a greater distance separation is required by the province, another provision of this Bylaw, or an applicable professional assessment, the greater distance shall apply.

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4.21.22 The separation distances in Table 4 shall apply reciprocally when considering a new residence, Tourist Accommodation, Campground, or other sensitive use near an existing approved ILO, except where a reduction is approved in accordance with this Bylaw.

4.21.23 The ILO separation table does not apply to a Seasonal Confinement Area that qualifies as a permitted agricultural operation under this Section. Such areas remain subject to applicable provincial separation, waste management and water protection requirements and the general agricultural setbacks of this Bylaw.

4.21.24 Council may consider a reduction to a municipal separation distance where:

- i. The reduction does not conflict with a provincial requirement or approval;
- ii. The applicant provides written justification;
- iii. Affected landowners and applicable agencies have been given an opportunity to comment;
- iv. Prevailing winds, topography, vegetation, physical barriers, and proposed mitigation have been considered;
- v. The reduction will not create unacceptable land-use conflict or environmental risk; and
- vi. Council is satisfied that the reduced separation is consistent with the OCP.

4.21.25 Council may require an odour, environmental, hydrogeological, or land-use compatibility assessment prepared by a qualified professional before considering a reduction.

4.21.26 Support from an affected landowner does not require Council to approve a reduction. An objection from an affected landowner does not automatically require Council to refuse the reduction.

4.21.27 An approved reduction shall be documented in Council's decision and the Development Permit, including:

- i. The reduced distance;
- ii. The affected lands and land uses;
- iii. Council's reasons for approving the reduction; and
- iv. Required mitigation measures.

4.21.28 Council may require an agreement to be registered against affected titles only where the RM's solicitor confirms that the agreement contains a legally enforceable and registrable obligation that should run with the land. The applicant shall be responsible for the reasonable legal and registration costs.

4.21.29 When evaluating a new or expanding ILO, Council shall consider:

- i. Compliance with applicable provincial requirements;
- ii. The number, species, and type of animal units;
- iii. Proximity to residences, communities, recreational areas, and other sensitive uses;
- iv. Manure storage, manure management, and mortality management arrangements;
- v. Groundwater, aquifer, and surface-water sensitivity;
- vi. Drainage, runoff, and flood risk;
- vii. Prevailing winds, odour, noise, dust, and flies;
- viii. Existing vegetation, topography, and physical barriers;

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- ix. Compatibility with existing and planned surround land uses;
- x. Municipal road access, vehicle weights, traffic, and road capacity;
- xi. Emergency access and fire protection;
- xii. The potential for future expansion; and
- xiii. Mitigation proposed by the applicant.

4.21.30 The Development Permit shall specify:

- i. The approved livestock species;
- ii. The maximum number of animal units;
- iii. Approved livestock confinement and manure storage locations;
- iv. Applicable access and haul routes;
- v. Required mitigation measures; and
- vi. Any approved separation distance reduction.

4.21.31 The approved capacity shall not exceed the lesser of:

- i. The animal-unit capacity approved by Council; or
- ii. The animal-unit capacity and waste management system as authorized by the applicable provincial approval.

4.21.32 Manure storage, manure application, nutrient management and mortality management shall comply with:

- i. *The Agricultural Operations Act*;
- ii. *The Agricultural Operations Regulations*;
- iii. Provincially approved waste storage and waste management plans; and
- iv. Any other applicable provincial authorization.

4.21.33 The applicant shall identify the lands proposed for manure application as part of the Municipal application. Council may provide comments to the Saskatchewan Ministry of Agriculture concerning:

- i. Proximity to existing and planned incompatible uses;
- ii. Municipal or communal drinking water sources;
- iii. Lakes, watercourses, wetlands, and sensitive aquifers;
- iv. Municipal road allowances and drainage systems; and
- v. Other legitimate municipal land-use matters.

4.21.34 Manure shall not be stored, deposited, or applied within a municipal road allowance, municipal drainage facility, or other municipally owned land without the RM's written authorization.

4.21.35 Any alternative manure management technology requiring new buildings, processing equipment, or a material change in land use shall require the applicable municipal approval.

4.21.36 Council may require a Road and Traffic Impact Assessment addressing:

- i. Anticipated truck types, weights, and volumes;
- ii. Feed, livestock, manure and service vehicle movements;
- iii. Proposed haul routes;
- iv. Road and bridge capacity;

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- v. Sight lines and intersection safety;
- vi. Seasonal road conditions; and
- vii. Required access or capital improvements.

4.21.37 Where capital roads or access improvements are reasonably attributable to the development, the applicant may be required to:

- i. Construct the improvements to municipal standards;
- ii. Pay an applicable development levy under an approved Development Levy Bylaw; or
- iii. Where subdivision is involved, enter into a service agreement.

4.21.38 Where extraordinary or repetitive traffic is expected to cause identifiable road maintenance impacts, the owner or operator may be required to enter into a road maintenance agreement with the RM where authorized by applicable legislation.

4.21.39 An ILO shall be developed and operated in accordance with its municipal Development Permit and applicable provincial approval.

4.21.40 A suspension, cancellation, or material amendment of provincial approval shall be reported to the RM where it affects:

- i. The approved land use;
- ii. Animal-unit capacity;
- iii. Livestock species;
- iv. Manure storage system;
- v. Manure management area; or
- vi. Environmental safeguards.

4.21.41 Nothing in this Section relieves an owner or operator from complying with *The Agricultural Operations Act*, *The Agricultural Operations Regulations*, *The Environmental Management and Protection Act*, 2010, applicable Water Security Agency requirements or any other municipal, provincial, or federal enactment.

4.22 Oil and Gas Development

- 4.22.1 Oil and Gas Development includes exploration, drilling and production activities and associated wells, well sites, batteries, compressor stations, gathering systems, tanks, pipelines, and other facilities directly associated with the extraction or production of oil, natural gas, or related substances.
- 4.22.2 Oil and Gas Development does not include a refinery or other development primarily involving the refining or manufacturing of petroleum products.
- 4.22.3 The following shall be separately identified and considered as part of the applicable Development Permit or Discretionary Use application:
- i. An enhanced recovery or thermal production project, including steam-assisted gravity drainage, diluent-assisted or solvent-assisted production, waterflooding, gas injection or a similar process;
 - ii. A central processing facility;
 - iii. An oil or gas processing or refining facility;
 - iv. An injection, disposal, or storage well;
 - v. A substantial water supply, water treatment, produced water, or wastewater facility;
 - vi. A work camp, construction camp, or temporary accommodation facility;
 - vii. A major construction yard, laydown area, or storage facility; and
 - viii. Any other associated development determined by the Development Officer to have material land use, environmental, servicing, or municipal infrastructure implications.
- 4.22.4 Approval of one component of a project shall not constitute approval of another component.
- 4.22.5 Where several wells, facilities, or associated developments form part of the same project, including a SAGD, DiSAP, or other enhanced recovery project, the applicant shall disclose the entire known project and its anticipated phases.
- 4.22.6 Council may consider the cumulative effects of all related components, including construction and operational traffic, road use, water consumption, wastewater, drainage, emissions, emergency response, decommissioning, and reclamation.
- 4.22.7 The submission of separate applications shall not prevent Council from considering the related components as one integrated development.
- 4.22.8 Before submitting a Development Permit or Discretionary Use application, the applicant shall consult with the RM regarding:
- i. The location, nature, scale, and anticipated extent of the project;
 - ii. Known or anticipated project phases and associated development;
 - iii. Anticipated provincial and federal applications and approvals;
 - iv. Proposed access and haul routes;
 - v. Anticipated municipal road, bridge, culvert, and drainage implications;
 - vi. Proposed water sources, water requirements, and wastewater management;
 - vii. Emergency response requirements; and
 - viii. Any other matter that may materially affect land use or municipal infrastructure.

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- 4.22.9 Pre-application consultation does not constitute municipal approval.
- 4.22.10 An application shall include the following information to the satisfaction of the Development Officer:
- i. The name and contact information of the landowner, operator, project manager, and emergency contact;
 - ii. Description of the proposed operation, production process, anticipated production capacity and anticipated life of the project;
 - iii. A site plan identifying all wells, buildings, tanks, processing equipment, pipelines, utilities, flares, access roads, approaches, parking areas, water facilities, wastewater facilities, and other proposed development;
 - iv. A project-area plan identifying all known or anticipated related facilities and project phases;
 - v. The anticipated construction, drilling, operating, temporary-shutdown, decommissioning, and reclamation schedules;
 - vi. The anticipated number, type, weight, and frequency of vehicles during each phase of the development;
 - vii. The proposed access and haul routes, including the municipal roads, bridges, and culverts expected to be used;
 - viii. The proposed source, maximum withdrawal rate and total volume of water required during each phase of the project;
 - ix. The proposed water recycling, treatment, storage, discharge, and disposal arrangements;
 - x. The proposed management of produced water, wastewater, drainage, and stormwater;
 - xi. The type, quantity, and locations of fuels, chemicals, hazardous substances, and waste to be stored or used on the site;
 - xii. Information concerning noise, vibration, dust, odour, lighting, flaring, emissions, and other potential off-site effects;
 - xiii. Information concerning hydrogen sulphide and other hazardous substances, including any provincially established emergency-planning zone;
 - xiv. An Emergency Response and Spill Management Plan;
 - xv. A Fire Protection Plan, where warranted;
 - xvi. A Decommissioning and Reclamation Plan; and
 - xvii. Copies of related provincial and/or federal applications, public notices, decisions, licenses, and approvals and material amendments relating to the approved development.
- 4.22.11 Where the proposed development is subject to a provincial public-notice, referral or consultation process, the applicant shall provide the RM with a copy of the applicable notice and supporting information at the same time the notice is issued or as soon as reasonably practicable thereafter.
- 4.22.12 The RM may submit comments or concerns to the applicable regulatory authority regarding municipal roads, infrastructure, drainage, water resources, emergency services, land-use compatibility, or other matters within municipal jurisdiction.
- 4.22.13 Council or the Development Officer may require supplementary information appropriate to the nature, scale, location, and potential effects of the proposal, including:

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- i. A Traffic or Road Impact Assessment;
 - ii. A baseline road-condition assessment completed before construction begins;
 - iii. An engineered assessment of affected municipal roads, bridges, culverts, approaches, or drainage works;
 - iv. A hydrogeological or water-supply assessment;
 - v. A drainage or Stormwater Management Plan;
 - vi. A noise, lighting, air-quality, or land-use compatibility assessment;
 - vii. A hazardous material or public-safety risk assessment;
 - viii. An emergency response capacity assessment; or
 - ix. Other technical information prepared by a qualified professional.
- 4.22.14 Where an Oil and Gas Development is proposed within the watershed of, upstream from, or in an area having a potential surface-water or groundwater connection to Turtle Lake, Brightsand Lake, or another water body, watercourse, wetland, aquifer, or municipal water source, Council or the Development Officer may require the applicant to submit a Water Resources Assessment and Monitoring Plan prepared by a qualified professional.
- 4.22.15 The requirement and scope of the assessment shall be proportionate to the nature, scale, location, and potential effects of the proposed development. The assessment or monitoring plan may include:
 - i. Baseline surface-water and groundwater quantity and quality information collected before clearing, grading, drilling, or construction begins;
 - ii. Identification of lakes, watercourses, wetlands, drainage pathways, aquifers, wells and groundwater flow conditions that may be affected;
 - iii. An assessment of proposed water withdrawals and their potential individual and cumulative effects on lake levels, groundwater supplies, wetlands, downstream users, and other licensed or domestic water users;
 - iv. Identification of potential contaminants associated with the development and the pathways by which a spill, leak, discharge, or other release could affect surface water or groundwater;
 - v. The location and specifications of monitoring wells, surface-water sampling locations, flow-measurement locations, and other monitoring infrastructure;
 - vi. The water-quality and water-quantity parameters to be monitored;
 - vii. Monitoring frequency and reporting requirements during site preparation, construction, drilling, operation, temporary shutdown, decommissioning, and reclamation;
 - viii. Comparison of monitoring results with baseline conditions and applicable federal, provincial, or municipal water-quality standards or objectives;
 - ix. Thresholds or indicators that would trigger further investigation, mitigation, notification, suspension of an activity, or corrective action;
 - x. Spill prevention, containment, response, and remediation measures;
 - xi. Measures to prevent adverse drainage, erosion, sedimentation, and runoff impacts;
 - xii. Post-decommissioning monitoring for a period recommended by the qualified professional and accepted by the RM; and

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- xiii. Any additional information reasonably required to evaluate potential individual or cumulative effects on Turtle Lake, Brightsand Lake, or connected water resources.
- 4.22.16 The applicant shall be responsible for all costs associated with preparing and implementing the Water Resources Assessment and Monitoring Plan, including sampling, laboratory analysis, professional interpretation, and reporting.
- 4.22.17 Monitoring reports shall be submitted to the RM according to the schedule established in the approved plan. The operator shall immediately notify the RM and the applicable provincial authority of any monitoring result, spill, release, or other occurrence indicating an actual or potential adverse effect on a water resource.
- 4.22.18 Where monitoring identifies an adverse effect attributable to the development, the operator shall undertake the investigation, mitigation, remediation, and additional monitoring required by the applicable regulatory authority and, in relation to matters within municipal jurisdiction, by the RM.
- 4.22.19 Oil and Gas Development shall comply with all applicable federal and provincial legislation, licenses, approvals, and operating requirements.
- 4.22.20 A Municipal approval does not constitute or guarantee provincial or federal approval. Provincial or federal approval does not remove the requirement to obtain any applicable municipal approval.
- 4.22.21 Copies of all required provincial and federal approvals shall be provided to the RM before the applicable component of the development begins operation.
- 4.22.22 When reviewing an application, Council shall consider:
 - i. Compatibility with existing and planned agricultural, residential, recreational, commercial, and industrial uses;
 - ii. Proximity to residences, hamlets, multi-parcel residential developments, campgrounds, schools, health or care facilities, and other sensitive uses;
 - iii. Proximity and potential effects on Turtle Lake, Brightsand Lake, other lakes, wetlands, watercourses, aquifers, municipal water sources, and environmentally sensitive lands;
 - iv. Road access, traffic volumes, vehicle weights, haul routes, and municipal road capacity;
 - v. Cumulative effects of related wells, facilities, and project phases;
 - vi. Water supply, wastewater, produced-water, drainage and stormwater management;
 - vii. Noise, dust, vibration, odour, lighting, flaring, and emissions;
 - viii. Fire, spill, evacuation, and emergency response requirements;
 - ix. The nature and extent of any provincially established emergency planning zone;
 - x. The suitability of proposed setbacks and buffers;
 - xi. Effects on municipal infrastructure, services, and ratepayers; and
 - xii. Decommissioning, reclamation, and post-development land use.
- 4.22.23 A well, battery, compressor station, processing facility, storage facility, or other surface installation shall:
 - i. Meet all setbacks required by the applicable Zoning District;
 - ii. Meet any great setback or separation distance imposed by a provincial or federal authority;

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- iii. Be located and designed to minimize risks and land-use conflicts involving residences, hamlets, recreational developments, institutions, and other sensitive uses; and
 - iv. Be separated from incompatible development by a distance sufficient to address public safety and anticipated land-use effects.
- 4.22.24 Unless a greater distance is required under this Bylaw or by another regulatory authority, a new oil or gas surface facility shall be located at least 125 metres from an off-site dwelling, tourist accommodation, campground, commercial establishment, or community facility.
- 4.22.25 Where a provincial authority establishes an emergency planning zone, Council shall consider that zone when evaluating land-use compatibility and may require additional separation, emergency access or mitigation measures concerning matters within municipal jurisdiction.
- 4.22.26 Council may require a great separation distance based on:
 - i. The nature, scale, or risk classification of the facility;
 - ii. Hydrogen sulphide or other hazardous substance characteristics;
 - iii. Emergency planning and evacuation requirements;
 - iv. The proximity of sensitive or densely occupied land uses;
 - v. Anticipated noise, odour, lighting, emissions, or traffic; or
 - vi. The recommendations of a qualified professional or regulatory authority.
- 4.22.27 Before construction, drilling, or heavy-haul activity begins, the applicant may be required, where authorized by legislation, to enter into a Road Use or Road Maintenance Agreement with the RM addressing:
 - i. Approved access and haul routes;
 - ii. Anticipated traffic volumes, vehicle classes, and axle weights;
 - iii. Season, weather-related, or other road conditions;
 - iv. Baseline and follow-up road condition inspections;
 - v. Construction or upgrading of roads, approaches, bridges, culverts, and drainage works;
 - vi. Road maintenance, grading, gravelling, dust control, and repair;
 - vii. Traffic management and public safety;
 - viii. Emergency access;
 - ix. Reporting of material changes in traffic volumes or haul routes;
 - x. Financial security, insurance, and indemnification, where appropriate and legally authorized; and
 - xi. Allocation of costs attributable to the development.
- 4.22.28 Traffic generated by contractors, suppliers, service providers, and related project components may be included when determining the development's cumulative road impacts.
- 4.22.29 The applicant shall notify the RM before a material increase or change in project traffic or an approved haul route.
- 4.22.30 No approach, road crossing, pipeline crossing, utility crossing, or other work shall be constructed or undertaken within a municipal road allowance without the RM's written authorization.

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- 4.22.31 The applicant shall be responsible for the cost of constructing, upgrading, maintaining, or restoring municipal roads, approaches, crossings, bridges, culverts, and drainage work required as a result of the development, subject to applicable legislation and any agreement with the RM.
- 4.22.32 Council may impose reasonable conditions relating to matters within municipal jurisdiction, including:
- i. Site layout, setbacks, and buffering;
 - ii. Approved access and haul routes;
 - iii. Traffic and road-impact mitigation;
 - iv. Drainage and stormwater management;
 - v. Noise, dust, lighting, and visual mitigation;
 - vi. Emergency access and coordination with municipal emergency services;
 - vii. The location of ancillary buildings, camps, yards, and storage areas;
 - viii. Project phasing;
 - ix. Water monitoring and reporting;
 - x. Decommissioning and reclamation; and
 - xi. Compliance with an applicable municipal agreement.
- 4.22.33 Where authorized by legislation, the applicant may be required to enter into a service agreement, development levy agreement, road maintenance agreement, or other agreement with the RM addressing:
- i. Road and approach construction or upgrading;
 - ii. Haul routes and traffic management;
 - iii. Road maintenance and repair;
 - iv. Drainage and stormwater management;
 - v. Water and wastewater infrastructure;
 - vi. Emergency access;
 - vii. Monitoring, mitigation, and reporting;
 - viii. Decommissioning and reclamation;
 - ix. Restoration of municipal infrastructure; and
 - x. Allocation of development-related costs.
- 4.22.34 Where authorized by legislation, the RM may require financial security to ensure the completion of required municipal infrastructure, monitoring, mitigation, restoration, or reclamation obligations.
- 4.22.35 An amended Development Permit or new Discretionary Use approval shall be required for a material expansion or change to an approved development, including:
- i. The addition of a new production or recovery process;
 - ii. Conversion to an injection, disposal, or storage operation;
 - iii. Construction or substantial expansion of a processing facility, battery, or compressor station;
 - iv. A material change in hydrogen sulphide risk or emergency planning requirements;
 - v. A substantial increase or alteration in traffic or haul routes;
 - vi. A substantial change in water use, wastewater, or produced water management;

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- vii. An expansion of an approved development area; or
 - viii. The addition of an associated use not included in the original approval.
- 4.22.36 Routine maintenance, repair, or replacement that does not materially change the nature, scale, location, or effects of the approved development shall not require a new approval unless otherwise required by this Bylaw.
- 4.22.37 Council may issue a time-limited Development Permit for temporary exploration, testing, construction, or resource-related activity where the use is permitted or discretionary in the applicable Zoning District.
- 4.22.38 The permit shall specify:
 - i. The authorized activity and development area;
 - ii. The commencement and expiry dates;
 - iii. Access and haul routes;
 - iv. Applicable operating conditions;
 - v. Removal and site-restoration requirements, and
 - vi. Any required financial security or agreement authorized by legislation.
- 4.22.39 Continuation beyond the expiry date shall require a renewed or new approval.
- 4.22.40 The operator shall maintain current owner, operator, and emergency contact information with the RM.
- 4.22.41 Where warranted by the nature, scale, or risk of the development, the operator shall coordinate its Emergency Response Plan with the RM and the fire and emergency service providers serving the area.
- 4.22.42 The plan shall address, as applicable:
 - i. Fires and explosions;
 - ii. Spills and hazardous releases;
 - iii. Hydrogen sulphide and other toxic substances;
 - iv. Public notification and evacuation;
 - v. Road closures and traffic control;
 - vi. Access for emergency vehicles;
 - vii. Protection of Turtle Lake, Brightsand Lake, and connected water resources; and
 - viii. Coordination with provincial authorities and emergency responders.
- 4.22.43 Following the permanent cessation of an approved use, the site shall be decommissioned and reclaimed in accordance with applicable provincial requirements and the approved Decommissioning and Reclamation Plan.
- 4.22.44 The operator shall:
 - i. Remove buildings, equipment, materials, and waste that are not authorized to remain;
 - ii. Remediate contaminated soil or water in accordance with provincial requirements;
 - iii. Restore drainage and stabilize disturbed land;

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- iv. Reclaim the site to an appropriate post-development land use;
- v. Complete required post-development water or environmental monitoring; and
- vi. Restore municipal roads, approaches, drainage works, and other municipal infrastructure affected by the development to a condition acceptable to the RM, subject to any applicable agreement.

4.22.45 The operator shall provide the RM with written confirmation of decommissioning and reclamation completed under applicable provincial requirements.

4.23 Aggregate Resource (Sand and Gravel) Development

4.23.1 Aggregate Resource Development includes the exploration, excavation, extraction, stockpiling, crushing, screening, washing, and preparation of sand, gravel, clay, or other aggregate material.

4.23.2 An asphalt plant, concrete plant, permanent manufacturing or processing facility, work camp, or other use not directly necessary for aggregate extraction shall be classified and considered separately under this Bylaw.

4.23.3 Approval of an Aggregate Resource Development does not constitute approval of an asphalt plant, concrete plant, or another separately classified use.

4.23.4 In addition to the application requirements contained elsewhere in this Bylaw, an application for a new or expanding Aggregate Resource Development shall include the following information to the satisfaction of the Development Officer:

- i. The legal description and ownership of the affected land;
- ii. The name and contact information of the landowner, applicant, operator, site manager, and emergency contact;
- iii. A Site Plan showing the boundaries and total area of the proposed operation; existing and proposed active and inactive extraction areas; proposed project phases; the location of existing and proposed buildings, structures, and equipment; stockpile, topsoil, and overburden storage areas; crushing, screening, washing, and material preparation areas; fuel, chemical, and hazardous material storage; equipment maintenance and refuelling areas; access roads, approaches, parking, and vehicle staging areas; drainage works, watercourses, wetlands, water bodies, wells, and groundwater monitoring locations; existing vegetation, proposed buffers, screening, berms, and fencing; distances from the proposed operation to property boundaries, road allowances, residences, and other potentially affected land uses; and any utility, pipeline, or other right-of-way affecting the site;
- iv. A description of the excavation, stripping, grading, stockpiling, crushing, screening, washing, and material-handling activities;
- v. The proposed depth of excavation and anticipated relationship between the excavation and the seasonal high groundwater table;
- vi. The estimated quantity of aggregate to be removed annually and over the anticipated life of the operation;
- vii. The anticipated quantity and proposed management of topsoil and overburden;

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- viii. A detailed timing and phasing plan, including the estimated life of the operation, anticipated commencement date and proposed days and hours of operation;
 - ix. The proposed methods of controlling dust, noise, vibration, lighting, erosion, sedimentation, and other potential effects on surrounding land uses and the public;
 - x. Information identifying anticipated truck volumes, vehicle types and weights, proposed haul routes and expected seasonal variations in traffic;
 - xi. An assessment of anticipated effects on municipal roads, bridges, culverts, approaches, traffic safety and other road users;
 - xii. Proposed measures to address road deterioration, dust, noise, mud, or debris on roads, traffic conflicts, and excessive vehicle speeds;
 - xiii. A Drainage, Stormwater, Erosion, and Sediment Control Plan;
 - xiv. Information regarding groundwater, surface water, and any proposed water withdrawal, dewatering, washing, discharge, or diversion;
 - xv. A Spill Prevention and Emergency Response Plan;
 - xvi. A Reclamation and Decommissioning Plan meeting the requirements of this Section;
 - xvii. Copies of all available provincial and federal applications, licences, permits, approvals, and technical reports associated with the proposed development; and
 - xviii. Any additional information reasonably required to evaluate the proposed development under the criteria establish by this Bylaw.
- 4.23.5 Where separate parcels, extraction areas, processing activities, or development phases form part of the same operation, Council may consider the cumulative effects of the entire operation.
- 4.23.6 Submitting separate applications shall not prevent Council from considering related components as one integrated development for the purposes of traffic, road impacts, drainage, water protection, setbacks, nuisance mitigation and reclamation.
- 4.23.7 Council or the Development Officer may require technical information proportionate to the nature, scale, location, and potential effects of the proposed development, including:
- i. An aggregate-resource or mineral-extraction assessment;
 - ii. A Traffic or Road Impact Assessment;
 - iii. A baseline road-condition assessment;
 - iv. An engineering assessment of affected roads, bridges, culverts, approaches, or drainage works;
 - v. A hydrogeological or hydrological assessment;
 - vi. A drainage or Stormwater Management Plan;
 - vii. An erosion and sediment-control assessment;
 - viii. A noise, dust, vibration, or land-use compatibility assessment;
 - ix. A heritage-resource assessment;
 - x. An environmental or wildlife habitat assessment;
 - xi. Other information prepared by a qualified professional.

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4.23.8 Where an Aggregate Resource Development is proposed within the watershed of, upstream from, or in an area having a potential surface water or groundwater connection to Turtle Lake, Brightsand Lake, or another water body, watercourse, wetland, aquifer, or municipal water source, Council or the Development Officer may require a Water Resources Assessment and Monitoring Plan prepared by a qualified professional.

4.23.9 The assessment may include:

- i. Baseline surface-water and groundwater levels, flow conditions and water-quality information collected before development begins;
- ii. The seasonal high groundwater elevation and the proposed vertical separation between the groundwater table and the bottom of the excavation;
- iii. Identification of water bodies, watercourses, wetlands, wells, aquifers, groundwater-flow conditions and surface-drainage pathways that may be affected;
- iv. An assessment of the potential effects of excavation, aggregate washing, dewatering, water withdrawal, discharge and drainage alteration;
- v. An assessment of potential individual and cumulative effects on Turtle Lake, Brightsand Lake or connected water resources;
- vi. Identification of existing and potential contaminant sources, migration pathways and receptors that may affect surface water or groundwater;
- vii. The location and specifications of groundwater-monitoring wells and surface-water monitoring locations;
- viii. The parameters, frequency and duration of monitoring required before, during and following extraction;
- ix. Thresholds that would trigger further investigation, mitigation, suspension of an activity or corrective action;
- x. Spill prevention, containment, response and remediation measures;
- xi. Measures to prevent erosion, sedimentation, uncontrolled runoff and adverse drainage effects; and
- xii. Post-development monitoring for a period recommended by qualified professionals and accepted by the RM.

4.23.10 The applicant shall be responsible for the costs of preparing and implementing the assessment and monitoring plan.

4.23.11 Monitoring results shall be submitted to the RM according to the approved reporting schedule. The operator shall immediately notify the RM and the applicable provincial authority of any result, spill, release or occurrence indicating an actual or potential adverse effect on surface water or groundwater.

4.23.12 Where monitoring identifies an adverse effect attributable to the development, the operator shall undertake the investigation, mitigation, remediation and additional monitoring required by the applicable regulatory authority and, for matters within municipal jurisdiction, by the RM.

4.23.13 When reviewing an application, Council shall consider:

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- i. The location, extent and anticipated life of the aggregate resource;
 - ii. Compatibility with surrounding agricultural, residential, recreational, commercial, industrial and resource uses;
 - iii. Proximity to residences, hamlets, multi-parcel residential developments, campgrounds and other sensitive uses;
 - iv. Proximity and potential effects on Turtle Lake, Brightsand Lake, other water bodies, watercourses, wetlands, aquifers, municipal water sources and environmentally sensitive lands;
 - v. Groundwater, surface water, drainage and stormwater management;
 - vi. Noise, dust, vibration, lighting and proposed operating hours;
 - vii. Road access, haul routes, traffic generation and municipal road capacity;
 - viii. Setbacks, screening, buffers, fencing and site security;
 - ix. Effects on agricultural operations and productive soils;
 - x. The proposed phasing and duration of the operation;
 - xi. The reclamation plan and intended post-extraction land use;
 - xii. Cumulative effects of related extraction areas and activities; and
 - xiii. Applicable provincial and federal requirements and approvals.
- 4.23.14 The operation shall be located and designed to minimize land-use incompatibility, public-safety risks, dust, noise, vibration, erosion, pollution and other potential adverse effects.
- 4.23.15 Council may establish conditions relating to:
 - i. Setbacks and separation from property boundaries, roads, residences and other land uses;
 - ii. Retention of existing vegetation;
 - iii. Landscaping, berms, buffers and screening;
 - iv. Fencing, gates, warning signs and controlled access;
 - v. The location and height of stockpiles;
 - vi. The location of crushing, screening, washing and processing equipment;
 - vii. Equipment-staging, maintenance and refueling areas;
 - viii. Days and hours of operation;
 - ix. Dust, noise, vibration and lighting controls;
 - x. Drainage, erosion and sediment controls; and
 - xi. Project phasing and progressive reclamation.
- 4.23.16 Screening and berms shall be located and constructed so they do not interfere with sight triangles, drainage, traffic safety, access or the approved reclamation plan.
- 4.23.17 Reasonable site-safety measures appropriate to the operation shall be maintained during active operations, temporary shutdowns, decommissioning and reclamation.
- 4.23.18 Council may require fencing, gates, warning signs, controlled access, stable slopes or other measures where necessary to protect the public and adjacent properties.
- 4.23.19 Aggregate Resource Development shall have legal and physically suitable access to a developed road capable of accommodating the anticipated haul traffic.

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- 4.23.20 Approaches shall:
- i. comply with applicable RM bylaws, policies and construction standards;
 - ii. be located to minimize conflicts with residences, intersections, intersections and other road users;
 - iii. provide adequate sight distance; and
 - iv. be designed to prevent mud, aggregate, runoff or other material from being deposited onto a public road.
- 4.23.21 No approach or work within a municipal road allowance shall be constructed or undertaken without written authorization from the RM.
- 4.23.22 Before extraction or hauling begins, the applicant may be required, where authorized by legislation, to enter into a Road Use or Road Maintenance Agreement with the RM addressing:
- i. Approved access and haul routes;
 - ii. Anticipated traffic volumes, vehicle types and axle weights;
 - iii. Seasonal, weather-related or other road restrictions;
 - iv. Baseline and follow-up road condition inspections;
 - v. Construction or upgrading of roads, approaches, bridges, culverts and drainage works;
 - vi. Road maintenance, grading, gravelling, dust control and repair;
 - vii. Traffic management, signage and public safety;
 - viii. Cleaning mud, aggregate and debris from municipal roads;
 - ix. Reporting material changes in production, traffic volumes or haul routes;
 - x. Financial security, insurance and indemnification, where appropriate and legally authorized; and
 - xi. Allocation of costs attributable to the development.
- 4.23.23 The applicant or operator shall be responsible for development-related road and infrastructure costs attributable to the operation, subject to applicable legislation and any agreement with the RM.
- 4.23.24 Council may approve proportionate cost-sharing where an improvement provides a demonstrated broader municipal or multi-user benefit.
- 4.23.25 In addition to the public-notice requirements applicable to Discretionary Use, the RM may provide notice to owners of land along a proposed municipal haul route where Council determines that the nature or volume of the proposed traffic may materially affect those properties or the use of the road.
- 4.23.26 The notice may identify the proposed operation, anticipated truck traffic and haul route and may invite written comments concerning road safety, access, dust and other municipal land-use or infrastructure considerations.
- 4.23.27 Public comments shall be considered in accordance with the evaluation criteria established by this Bylaw but shall not, by themselves, determine the application.
- 4.23.28 Topsoil and suitable overburden shall:
- i. Be separately stripped and stored;

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- ii. Be protected from erosion, compaction, contamination and unnecessary mixing;
- iii. Not be sold or removed from the site unless authorized under the approved reclamation plan;
- iv. Be stored in locations that do not interfere with drainage, sight triangles, traffic safety or adjacent properties; and
- v. Be conserved in sufficient quantity and quality to support progressive and final reclamation.

4.23.29 The Reclamation and Decommissioning Plan shall identify:

- i. Existing site conditions and land capability;
- ii. The proposed phasing of extraction and reclamation;
- iii. Final grades, slopes and drainage patterns;
- iv. Replacement of overburden and topsoil;
- v. Erosion and sediment controls;
- vi. Removal of buildings, equipment, stockpiles, waste and hazardous materials;
- vii. Remediation of contaminated soil or water;
- viii. revegetation and control of weeds and invasive plants;
- ix. the proposed post-extraction land use;
- x. the anticipated reclamation schedule; and
- xi. any required post-reclamation inspection or monitoring.

4.23.30 Progressive reclamation shall be undertaken as areas of the operation become inactive and shall proceed while extraction continues in other approved areas, where reasonably practicable.

4.23.31 Final reclamation shall restore the site to a land capability generally equivalent to its pre-development capability or to another condition and post-extraction land use approved by Council.

4.23.32 Reclamation shall comply with all applicable provincial requirements.

4.23.33 Where extraction permanently ceases, final reclamation shall commence within the period specified in the Development Permit or approved Reclamation Plan.

4.23.34 Where an operation is temporarily inactive, the operator shall maintain site security, drainage controls, erosion protection, weed control and other measures necessary to prevent the site from becoming unsafe or causing adverse effects.

4.23.35 Council may require the operator to confirm whether an inactive operation will resume and to provide an updated operating or reclamation schedule.

4.23.36 Where authorized by legislation, Council may require the applicant to provide an irrevocable letter of credit or another form of financial security acceptable to the RM before development begins.

4.23.37 The amount of financial security shall be based on an estimate prepared or confirmed by a qualified professional of the cost of fulfilling outstanding municipal reclamation, site-safety, drainage or infrastructure-restoration obligations.

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- 4.23.38 The security may be reduced in stages as progressive reclamation is completed to the satisfaction of the RM. The remaining security shall not be released until the applicable obligations have been completed and accepted by the RM.
- 4.23.39 Any municipal security requirement shall be coordinated with applicable provincial security requirements to avoid unnecessary duplication while ensuring that municipal obligations are adequately secured.
- 4.23.40 The operator shall:
- i. Keep the site in a safe, orderly and reasonably clean condition;
 - ii. Prevent the accumulation of garbage, weeds and non-aggregate debris;
 - iii. Store fuel and hazardous materials in accordance with applicable requirements;
 - iv. Maintain spill-containment and response materials appropriate to the operation;
 - v. Conduct equipment maintenance and refueling in designated areas;
 - vi. Prevent sediment, contaminated runoff or other pollutants from leaving the site; and
 - vii. Report and remediate spills or releases in accordance with applicable provincial and federal requirements.
- 4.23.41 Aggregate Resource Development shall comply with all applicable federal and provincial legislation, licenses, permits, leases and approvals.
- 4.23.42 A municipal approval does not constitute or guarantee provincial or federal approval. Provincial or federal approval does not remove the requirement to obtain applicable municipal approval.
- 4.23.43 The applicant shall provide the RM with copies of required provincial and federal approvals before the applicable development or activity begins.
- 4.23.44 Council may impose reasonable conditions relating to matters within municipal jurisdiction, including:
- i. The approved development area and project phases;
 - ii. Setbacks, buffers and screening;
 - iii. Access and haul routes;
 - iv. Road construction, maintenance and traffic management;
 - v. Days and hours of operation;
 - vi. Dust, noise, vibration and lighting mitigation;
 - vii. Site safety and controlled access;
 - viii. Drainage, erosion and sediment controls;
 - ix. Water-resource protection, monitoring and reporting;
 - x. Topsoil and overburden management;
 - xi. Progressive and final reclamation;
 - xii. Municipal inspections and reporting; and
 - xiii. Compliance with an applicable municipal agreement.
- 4.23.45 A new or amended Development Permit or Discretionary Use approval shall be required before:
- i. Expanding the approved excavation or disturbance area;
 - ii. Materially increasing the depth of excavation;

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- iii. Adding crushing, screening, washing or other processing not included in the existing approval;
- iv. Materially increasing the approved scale or intensity of the operation;
- v. Materially changing the days or hours of operation;
- vi. Changing the approved access or haul route;
- vii. Materially changing drainage, dewatering or water-management activities;
- viii. Changing the approved reclamation plan or post-extraction land use; or
- ix. Undertaking another material change to the approved operation.

4.23.46 Routine maintenance or replacement of equipment that does not materially alter the nature, scale or effects of the approved operation shall not require new approval unless otherwise required by this Bylaw.

4.24 Recreational Vehicles as a Principal Use

- 4.24.1 Where identified as a Discretionary Use in the applicable Zoning District, one Recreational Vehicle may be approved as the principal accommodation use of a site in accordance with this section.
- 4.24.2 For the purposes of this section, a Recreational Vehicle includes a motorhome, travel trailer, fifth-wheel trailer, truck camper or similar vehicle designed to provide temporary or seasonal living accommodation. It does not include a mobile home, manufactured home, park model trailer, construction trailer, work camp unit or other building intended for permanent residential occupancy.
- 4.24.3 A Recreational Vehicle as a principal use requires:
 - i. Approval by Council as a Discretionary Use; and
 - ii. The issuance of a Development Permit.
- 4.24.4 Only one initial Discretionary Use application, public-notification process, and Development Permit shall be required for the approved Recreational Vehicle, registered landowner, and site.
- 4.24.5 An annual Development Permit renewal, annual Discretionary Use application and annual public-notification process shall not be required.
- 4.24.6 The RM may encourage the future construction of a permanent dwelling where practical and financially feasible, but progress toward constructing a dwelling shall not be a condition of approval unless the applicant has proposed the Recreational Vehicle as a temporary use associated with an approved dwelling development.
- 4.24.7 Subject to compliance with this Bylaw and the conditions of approval, the Discretionary Use approval and Development Permit shall remain valid for the approved Recreational Vehicle on the approved site until the earliest of:
 - i. The Recreational Vehicle being permanently removed or replaced;
 - ii. The Recreational Vehicle principal use being discontinued for twelve consecutive months;
 - iii. A transfer of title to the property resulting from a sale;

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- iv. The establishment of a permanent dwelling as the principal use, unless the Recreational Vehicle is subsequently authorized as an accessory or stored Recreational Vehicle under this Bylaw;
 - v. The use being expanded or materially altered without the required approval; or
 - vi. The approval or Development Permit being cancelled, revoked or otherwise declared invalid in accordance with this Bylaw and applicable legislation.
- 4.24.8 Temporary removal of the Recreational Vehicle for maintenance, repair, seasonal storage or travel shall not constitute discontinuance, provided the approved principal use is resumed within twelve months and the Recreational Vehicle has not been replaced.
- 4.24.9 The approval is specific to the registered landowner identified in the application and does not automatically transfer to a purchaser of the property.
- 4.24.10 Upon a transfer of title resulting from a sale:
 - i. The existing approval and Development Permit shall cease to authorize occupancy of the Recreational Vehicle;
 - ii. The purchaser shall obtain a new Discretionary Use approval and Development Permit before occupying or placing a Recreational Vehicle on the site as a principal use; and
 - iii. The existing Recreational Vehicle shall be removed unless its continued placement is authorized through a new approval.
- 4.24.11 A prospective purchaser may apply for approval before the transfer of title where the registered owner provides written authorization.
- 4.24.12 The approval and Development Permit are specific to the Recreational Vehicle identified by its vehicle identification number or other unique identifying information.
- 4.24.13 Replacement of the approved Recreational Vehicle with a different Recreational Vehicle requires a new Development Permit and a new Discretionary Use approval unless the Development Officer is authorized by this Bylaw to approve the replacement without further public notice.
- 4.24.14 A temporary substitute Recreational Vehicle may be authorized by the Development Officer while the approved Recreational Vehicle is undergoing repair, provided:
 - i. The substitute Recreational Vehicle complies with this Section and the original conditions of approval;
 - ii. The substitution does not exceed the period authorized by the Development Officer; and
 - iii. The substitution does not become a permanent replacement.
- 4.24.15 A property approved for a Recreational Vehicle as principal use is subject to the applicable annual municipal service fee established by bylaw, as amended or replaced from time to time.
- 4.24.16 The annual service fee shall apply for each year or portion of a year in which a Recreational Vehicle is placed or maintained on the site as a principal use, subject to the provisions of the applicable service fee bylaw.
- 4.24.17 Payment of the annual service fee:

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- i. Does not require or constitute an annual Development Permit renewal;
 - ii. Does not replace the requirement for Discretionary Use approval and a Development Permit;
 - iii. Does not authorize a Recreational Vehicle or development that contravenes this Bylaw or a condition of approval; and
 - iv. Does not constitute approval of water, wastewater, building, electrical, gas or other servicing arrangements.
- 4.24.18 Non-payment shall be addressed under the applicable service fee bylaw and shall not, by itself, constitute an annual zoning-permit renewal process.
- 4.24.19 An application shall include:
 - i. The name and contact information of the applicant and registered landowner;
 - ii. Proof of property ownership or written authorization from the registered landowner;
 - iii. A copy of the recreational vehicle registration, bill of sale or other proof of ownership;
 - iv. The make, model, year, dimensions and vehicle identification number of the recreational vehicle;
 - v. Current photographs of the Recreational Vehicle;
 - vi. A site plan showing the proposed location and orientation of the Recreational Vehicle; distances to all property boundaries, roads, buildings, and structures; parking and vehicle access areas; proposed decks, patios, sheds, and other accessory development; water supply and wastewater arrangements; drainage patterns and any water body, watercourse, wetland, shoreline, slope or other potentially hazardous land; and propane, fuel, or utility installations;
 - vii. A description of the proposed water supply, wastewater disposal and solid-waste arrangements;
 - viii. Information respecting fire protection and emergency access; and
 - ix. Any additional information reasonably required to evaluate the application under this Section.
- 4.24.20 When considering an application, Council shall evaluate:
 - i. The size, configuration and physical suitability of the site;
 - ii. Compatibility with neighbouring properties and the character of the area;
 - iii. The proposed location of the recreational vehicle and accessory development;
 - iv. Compliance with applicable setbacks, site coverage and separation distances;
 - v. Legal and physically suitable road access;
 - vi. Off-street parking and emergency vehicle access;
 - vii. Water supply and wastewater management;
 - viii. Solid-waste storage and collection;
 - ix. Surface drainage, flooding, erosion, slope stability and other hazardous land conditions;
 - x. Proximity and potential effects on lakes, watercourses, wetlands and groundwater;
 - xi. Fire protection and the storage of propane or fuel;
 - xii. Screening, outdoor storage and general site appearance;

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- xiii. Potential effects on neighbouring properties, including noise, lighting, smoke, odour and loss of privacy; and
 - xiv. Compliance with applicable municipal and provincial requirements.
- 4.24.21 Only one Recreational Vehicle may be occupied or maintained as the principal use of a site.
- 4.24.22 The Recreational Vehicle shall:
- i. Comply with the setbacks and site requirements of the applicable Zoning District;
 - ii. Be located entirely within the boundaries of the approved site;
 - iii. Not be located within a municipal road allowance, required sight triangle, easement or other area where development is prohibited;
 - iv. Be located so that it does not interfere with access, parking, emergency response or drainage;
 - v. Not be located on dedicated lands or municipal property without the RM's express written authorization; and
 - vi. Not cause the maximum permitted site coverage to be exceeded.
- 4.24.23 The Recreational Vehicle shall:
- i. Be maintained in a safe, structurally sound and weather-resistant condition;
 - ii. Remain capable of being lawfully transported;
 - iii. Retain its wheels, axles and towing or driving components;
 - iv. Not be placed on a permanent foundation;
 - v. Not be permanently enclosed by skirting, additions or other construction that prevents its removal;
 - vi. Not be converted into a mobile home, manufactured home, cabin or permanent dwelling; and
 - vii. Display any license or registration required by applicable legislation.
- 4.24.24 The Recreational Vehicle shall be self-contained or connected to a water-supply and wastewater disposal system approved by the applicable provincial authority.
- 4.24.25 Wastewater shall:
- i. Be retained within an approved holding tank or sanitary system;
 - ii. Be collected, transported and disposed of at an authorized location;
 - iii. Not be discharged onto the ground, into a ditch, water body, watercourse, wetland, drainage system or unapproved excavation; and
 - iv. Be managed so it does not create a nuisance, public-health risk or adverse effect on surface water or groundwater.
- 4.24.26 The RM may require confirmation of provincial approval or inspection of a water-supply or wastewater system before occupancy begins.
- 4.24.27 Propane tanks, fuel storage, electrical connections and other utility installations shall comply with applicable fire, gas, electrical, building and safety requirements.
- 4.24.28 All required permits and inspections shall be obtained from the applicable authority.

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- 4.24.29 No electrical cord, hose, pipe, tank or utility connection shall cross a property boundary, municipal road allowance or public access area unless specifically authorized.
- 4.24.30 Accessory buildings and structures may be considered where permitted by the applicable Zoning District and shall comply with all applicable accessory-development standards.
- 4.24.31 An accessory building or structure:
- i. Shall remain subordinate to the approved Recreational Vehicle principal use;
 - ii. Shall not be used as a dwelling or sleeping accommodation;
 - iii. Shall not contain an unauthorized kitchen, bathroom or living area;
 - iv. Shall not be rented, leased or separately occupied;
 - v. Shall be located so that it does not prevent removal or replacement of the Recreational Vehicle;
 - vi. Shall comply with applicable setbacks, site coverage, separation distances and building requirements; and
 - vii. Shall not create an entitlement to retain the accessory development after the Recreational Vehicle approval ceases.
- 4.24.32 A deck, patio, landing or similar structure associated with the Recreational Vehicle may be permitted where:
- i. It complies with applicable setbacks, site coverage and building requirements;
 - ii. It does not obstruct access to recreational vehicles;
 - iii. It does not prevent the recreational vehicle from being removed;
 - iv. It is not structurally incorporated into the recreational vehicle in a manner that converts the recreational vehicle into a permanent building; and
 - v. Any required building permit has been obtained.
- 4.24.33 A visitor Recreational Vehicle may be temporarily placed on the site only where authorized by the applicable Zoning District or the general visitor Recreational Vehicle provisions of this Bylaw.
- 4.24.34 A visitor Recreational Vehicle shall not acquire status as an additional principal or permanent use of the site.
- 4.24.35 A Recreational Vehicle approved under this section shall not:
- i. Be rented, leased or otherwise offered as short-term accommodation;
 - ii. Be used for a home-based business;
 - iii. Be used in association with unauthorized commercial or industrial activity;
 - iv. Be occupied by more people than its designed occupancy capacity;
 - v. Be used in a manner that creates public health or safety risk; or
 - vi. Be used or maintained in contravention of a condition of approval.
- 4.24.36 The site shall be maintained in a safe, orderly and reasonably clean condition.
- 4.24.37 Garbage, sewage, wastewater, derelict vehicles, discarded materials and other waste shall not be accumulated on the site.

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- 4.24.38 Outdoor storage shall comply with the applicable provisions of this Bylaw and shall not interfere with drainage, sightlines, neighbouring properties or emergency access.
- 4.24.39 Council may impose conditions consistent with this Bylaw respecting:
- i. The location and orientation of the Recreational Vehicle;
 - ii. Setbacks and separation distances;
 - iii. Access and off-street parking;
 - iv. Wastewater, water supply and solid-waste management;
 - v. Drainage and hazardous-land considerations;
 - vi. Fire protection and emergency access;
 - vii. Screening, landscaping and outdoor storage;
 - viii. Accessory buildings, decks and structures;
 - ix. Lighting, noise and other potential effects on neighbouring properties; and
 - x. Any other site-specific matter authorized by this Bylaw and applicable legislation.
- 4.24.40 Where the use or development does not comply with this Bylaw, the approved plans or the conditions of approval, the RM may take enforcement action in accordance with this Bylaw and applicable legislation.
- 4.24.41 Where the approval or Development Permit is no longer valid, the Recreational Vehicle and any development that is not otherwise authorized shall be removed from the site within the period specified in a written order issued by the RM.
- 4.24.42 Approval of a Recreational Vehicle as a principal use does not constitute approval or entitlement for:
- i. Subdivision of the property;
 - ii. An additional recreational vehicle;
 - iii. A permanent dwelling;
 - iv. A mobile or manufactured home;
 - v. Short-term rental accommodation;
 - vi. A home-based business; or
 - vii. Any building, structure or use not included in the approval.

5 Zoning Districts and Zoning Map

5.1 Zoning Districts

- 5.1.1 For the purpose of regulating and controlling the use and development of land, buildings, and structures within the Rural Municipality of Mervin No. 499, the Municipality is divided into the Zoning Districts established in Table 5.1. Each Zoning District may be referred to by its corresponding symbol.

Table 3: Zoning Districts			
District Type	Symbol	Zoning District	Page
Agriculture	A	Agricultural District	167
Residential	CR	Country Residential District	173
	HAM	Hamlet Residential	178
Lakeshore Development	LD1	Lakeshore Development 1 District	182
Commercial	C	Commercial District	187
Industrial	IND	Industrial District	192
Community Services	CS	Community Services District	199
Provincial Forest	F	Provincial Forest District	207
Conservation	CON	Conservation District	212

- 5.1.2 All development shall comply with:
- The regulations of the Zoning District in which it is located;
 - The General Regulations of this Bylaw;
 - Any applicable Specific Land Use Regulations;
 - The conditions of an approved Discretionary Use or Development Permit; and
 - All other applicable municipal, provincial, and federal requirements.
- 5.1.3 Where more than one provision of this Bylaw applies to a development, all applicable provisions shall be satisfied. Where two applicable provisions establish different standards for the same matter, the more restrictive standard shall apply unless this Bylaw expressly provides otherwise.

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5.2 Zoning District Map

- 5.2.1 The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. X adopted by the Rural Municipality of Mervin No. 499 ", signed by the Reeve and Administrator under the seal of the Rural Municipality, shall be known as the "Zoning District Map", and such map is hereby declared to be an integral part of this Bylaw.

5.3 Boundaries of Zoning Districts

- 5.3.1 The boundaries of the Zoning Districts established by this Bylaw are shown on the Zoning District Map.
- 5.3.2 District boundaries shall be interpreted according to the map legend, dimensions, coordinates, notations, and other information shown on the Zoning District Map.
- 5.3.3 Unless otherwise shown or dimensioned on the Zoning District Map, a Zoning District boundary that approximately follows:
- i. A parcel boundary shall be interpreted as following that parcel boundary as it existed when the applicable map or amendment was adopted;
 - ii. A public highway, road allowance, street, lane, or other right-of-way shall be interpreted as following its centreline;
 - iii. A watercourse shall be interpreted as following its centreline;
 - iv. A shoreline or bank of a water body shall be interpreted as following the shoreline or bank identified on the Zoning District Map;
 - v. A municipal boundary shall be interpreted as following the municipal boundary; and
 - vi. A surveyed or legally described line shall be interpreted according to the applicable survey, legal description, coordinate, or dimension.
- 5.3.4 Where a Zoning District boundary crosses a parcel and its location is not identified by a dimension, coordinate, legal description, or surveyed boundary, its location shall be determined using the scale and information shown on the official Zoning District Map.
- 5.3.5 The Development Officer may require the landowner or applicant to provide a Real Property Report, survey, legal description or other information prepared by a Saskatchewan Land Surveyor where the precise location of the boundary is necessary to determine compliance with this Bylaw.
- 5.3.6 The cost of providing the required information shall be the responsibility of the landowner or applicant.
- 5.3.7 Where a Zoning District boundary follows a parcel boundary, the subsequent subdivision, consolidation, or adjustment of that parcel boundary shall not automatically relocate or alter the Zoning District boundary.
- 5.3.8 The Zoning District boundary shall remain in the location established by the applicable Zoning District Map or amending bylaw unless Council adopts a further amendment to this Bylaw.
- 5.3.9 Where a parcel is located within more than one Zoning District:
- i. Each portion of the parcel shall be subject to the regulations of the Zoning District in which that portion is located;

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- ii. A use permitted or discretionary in one portion of the parcel shall not extend into another Zoning District unless the use is also permitted or approved in that other district;
 - iii. Buildings, structures, storage areas, parking, loading, and other development shall be located within a district where they are authorized; and
 - iv. District standards, including site coverage, setbacks, and accessory development requirements, shall be applied to the applicable portion of the parcel unless this Bylaw expressly provides otherwise.
- 5.3.10 Where the location of a Zoning District boundary remains uncertain after applying this Section, the Development Officer shall interpret the boundary using the certified Zoning District Map, applicable legal descriptions, surveys, and the amending bylaw that established the boundary.
- 5.3.11 An interpretation shall not relocate a boundary or change the zoning designation of land. Where resolving the uncertainty would effectively alter the zoning designation, an amendment to this Bylaw shall be required.

6 A – Agricultural District

6.1 Purpose

- 6.1.1 The purpose of the Agricultural District is to support and protect agricultural operations and viable agricultural land while minimizing unnecessary fragmentation and conflicts with non-agricultural development.
- 6.1.2 This District accommodates conventional uses, farm residences, compatible agricultural businesses, and where approved as Discretionary Uses, intensive agricultural, resource-related, and other developments that require consideration of land-use compatibility, road capacity, water resources, drainage, environmental conditions, and municipal infrastructure.

6.2 Permitted Uses

- 6.2.1 The following uses are permitted in the Agricultural District:
- i. Agricultural Use including cultivation of field, forage, and specialty crops; grazing and pasture; keeping of livestock and poultry, excluding an Intensive Livestock Operation; ranching; beekeeping; farm-based storage of crops, feed, seed, machinery and equipment; and other conventional agricultural activities;
 - ii. Sale of agricultural products produced on the site, where accessory to the principal Agricultural Use;
 - iii. Small-scale cleaning, grading, packaging, or processing of crops or products produced principally by the agricultural operation, where accessory to the principal Agricultural Use;
 - iv. Market garden;
 - v. Greenhouse accessory to Agricultural Use, excluding a Commercial Greenhouse;
 - vi. One single detached dwelling or farm dwelling on an agricultural parcel;
 - vii. Buildings and structures that are accessory to an approved Agricultural Use, including barns, granaries, grain bins, machine sheds, livestock shelters, and farm workshops;
 - viii. Minor Public Utilities and utility installations;
 - ix. Public roads, municipal drainage works, and other municipal public works;
 - x. Historical or Archaeological Site, where no commercial development is proposed; and
 - xi. Wildlife or Conservation Management Area.

6.3 Discretionary Uses

- 6.3.1 The following uses may be considered as Discretionary Uses the Agricultural District:
- i. Recreational Vehicle as a Principal Use, subject to Section 4.24;
 - ii. Hunting or Fishing Camp;
 - iii. Vacation Farm;
 - iv. Bed and Breakfast Homestay;
 - v. Home-based Business;
 - vi. Farm-based Business;
 - vii. Agricultural-related Commercial Use;
 - viii. Agricultural Processing Establishment;

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- ix. Value-added Agribusiness;
- x. Commercial Greenhouse or Intensive Horticultural Operation;
- xi. Commercial Grain Elevator or Grain-handling Facility;
- xii. Bulk Fuel or Farm-chemical Depot;
- xiii. Equestrian Facility;
- xiv. Boarding kennel;
- xv. Intensive Livestock Operation, including an expansion, material alteration, or change in animal species where approval is required;
- xvi. Additional farm dwellings or Agricultural Worker Accommodation;
- xvii. Garage Suite;
- xviii. Garden Suite;
- xix. Secondary Suite;
- xx. Aggregate Resources Development, including crushing, screening, or washing approved as part of the aggregate operation;
- xxi. Asphalt or Concrete Plant;
- xxii. Oil and Gas Development, including wells, batteries, compressor stations, storage facilities, and associated surface development;
- xxiii. Enhanced recovery or thermal production development, including SAGD, DiSAP, injection, disposal, and related processing or water management facilities;
- xxiv. Pipeline or Transmission Facility, excluding a minor Public Utility;
- xxv. Mining or Mineral Resource Development;
- xxvi. Forestry Use or Primary Wood Processing Facility;
- xxvii. Work Camp;
- xxviii. Major Public Utility or Utility Facility;
- xxix. Telecommunication Tower or Facility;
- xxx. Municipal Solid or Liquid Waste Disposal Facility;
- xxxi. Salvage Yard or Automotive Wrecking Yard;
- xxxii. Commercial Vehicle, Recreational Vehicle, or Equipment Storage Yard;
- xxxiii. Golf Course or other major Outdoor Recreational Use;
- xxxiv. Place of Worship;
- xxxv. Cemetery;
- xxxvi. Community Service or Institutional Use that Council determines is appropriately located in a rural agricultural area; and
- xxxvii. Another use expressly identified as Discretionary Uses in this District by an amendment to this Bylaw.

6.3.2 Every Discretionary Use shall comply with the applicable specific-use regulations contained elsewhere in this Bylaw.

6.3.3 When reviewing a Discretionary Use, Council shall consider:

- i. The need for the proposed use to be located in a rural area;
- ii. Compatibility with existing and planned agricultural operations;
- iii. The potential fragmentation or conversion of agricultural land;

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- iv. The amount and capability of agricultural land that would be removed from production;
- v. Proximity to dwellings, hamlets, recreational areas, and other sensitive uses;
- vi. Proximity to Turtle Lake, Brightsand Lake, other water bodies, watercourses, wetlands, aquifers, and environmentally sensitive land;
- vii. Water supply, wastewater, drainage, and stormwater management;
- viii. Legal and physically suitable road access;
- ix. Anticipated traffic volumes, vehicle types, haul routes, and municipal road capacity;
- x. Noise, dust, vibration, odour, lighting, smoke, and other potential land use effects;
- xi. Fire protection, emergency access, and hazardous material management;
- xii. Site layout, setbacks, buffering, and screening;
- xiii. The scale, intensity, duration, and potential future expansion of the use;
- xiv. Cumulative effects when the development forms part of a larger operation or project;
- xv. Reclamation or site restoration, where applicable;
- xvi. Potential municipal infrastructure, servicing, and maintenance costs; and

6.3.4 Compliance with applicable municipal, provincial, and federal requirements.

6.4 Site and Development Standards

6.4.1 Except where otherwise provided in this Bylaw, development in the Agricultural District shall comply with Table 6-1.

	Agricultural Use	Dwelling Site	Other Permitted or Discretionary Use	Accessory Building or Structure
Minimum Site Area	64.8 hectares (or equivalent) ¹²	0.4 hectares (1 acre) ³	0.4 hectares (1 acre)	Not applicable
Maximum Site Area	None	8.09 hectares (20 acres) ³	None, unless specified for the use	Not applicable
Minimum Site Frontage	Existing parcel or applicable subdivision standard	30 metres	23 metres or as required for the approved use	Not applicable
Maximum Height	12 metres, subject to Section 6.6.10	12 metres	12 metres, unless otherwise approved or specified	9.1 metres
Front Yard Setback	45.7 metres ⁴	45.7 metres ⁴	45.7 metres ⁴	45.7 metres ⁴
Side Yard Setback	45.7 metres ⁴ 10 metres to property line	45.7 metres ⁴ 3 metres to property line	45.7 metres ⁴ 3 metres to property line	45.7 metres ⁴ 3 metres to property line
Rear Yard Setback	45.7 metres ⁴ 10 metres to property line	45.7 metres ⁴ 3 metres to property line	45.7 metres ⁴ 3 metres to property line	45.7 metres ⁴ 3 metres to property line

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Maximum Site Coverage	Not applicable	50%	As determined by the applicable use regulations and site requirements	Included within the applicable site coverage
¹ Equivalent shall mean 64.8 hectares (160 acres) or such lesser amount as remains in an agricultural holding because of road widening, road right-of-way, railway right-of-way, pipeline development, natural features such as streams, bodies of water, or as a result of a subdivision permitted herein. ² Where established by an applicant to the satisfaction of Council, that a subdivision to create a site less than 64.8 hectares (160 acres) is necessary for reasons that meet the criteria of the OCP, sites for agricultural uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 16 hectares (40 acres). ³ Council may allow for a greater or lesser site area to accommodate unique circumstances, registered right-of-way plans, man-made features, or natural features such as streams, bodies of water, or undevelopable land. ⁴ Measured from the centre line of any municipal road. Development adjacent to a provincial highway shall comply with the setback and permit requirements of the Ministry responsible for provincial highways. Where the provincial authority requires a greater setback, the greater setback shall apply. ⁵ Maximum height requirements do not apply to grain bins; grain elevators and silos; agricultural ventilation equipment, antennas accessory to an Agricultural Use; telecommunication towers approved as a Discretionary Use; utility poles and structures; flagpoles; or another structure whose greater height is reasonably necessary for its function and all applicable safety requirements are satisfied.				

6.4.2 The minimum site area for an agricultural parcel may be reduced where the proposed parcel:

- i. Is intended for an approved non-agricultural use;
- ii. Accommodates an existing farmstead or legally existing development;
- iii. Is severed by a natural or constructed feature;
- iv. Is required for a public utility, municipal infrastructure, road, conservation, or environmental purpose;
- v. Is created through parcel consolidation or boundary alteration that does not increase development density; or
- vi. Is otherwise consistent with the subdivision provisions of this District and the Official Community Plan.

6.5 Agricultural Subdivision

6.5.1 Subdivision in the Agricultural District shall be designed to:

- i. Minimize fragmentation and conversion of productive agricultural land;
- ii. Maintain viable agricultural parcels;
- iii. Avoid interference with agricultural operations;
- iv. Avoid creating land-use conflicts;
- v. Provide legal and physically suitable road access;
- vi. Provide sufficient area for water supply and wastewater disposal;
- vii. Protect wetlands, watercourses, natural drainage, and environmentally sensitive lands;
- viii. Avoid hazardous or unsuitable lands; and
- ix. Avoid unreasonable municipal infrastructure or servicing costs.

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- 6.5.2 Unless otherwise provided in this Section, no subdivision shall result in more than four separately titled parcels, excluding the agricultural remainder, within the boundaries of an original quarter section.
- 6.5.3 For the purpose of subsection 6.5.2, the following shall not be counted toward the maximum number of parcels:
- i. A parcel created solely for road widening or a municipal road;
 - ii. A parcel created for a public utility or municipal infrastructure use;
 - iii. A parcel created for environmental reserve, municipal reserve, public reserve, or conservation purposes;
 - iv. A parcel created by consolidation or boundary alteration that does not increase the number of developable parcels;
 - v. A parcel that cannot reasonably be developed independently because of its size, configuration, or legal restriction; and
 - vi. Another subdivision that Council determines does not contribute to residential or non-agricultural fragmentation.
- 6.5.4 A proposed residential parcel should:
- i. Use the least amount of productive agricultural land reasonably necessary;
 - ii. Avoid cultivated land where a suitable alternative location exists;
 - iii. Including the existing farmstead or established residential development were applicable;
 - iv. Avoid isolating or creating an uneconomic agricultural remnant;
 - v. Minimize interference with agricultural access, drainage, and field operations;
 - vi. Comply with applicable separation distances; and
 - vii. Contain sufficient suitable area for development and onsite servicing.
- 6.5.5 A proposed subdivision exceeding the density established by subsection 6.5.2 shall require:
- i. An amendment to the Official Community Plan where required;
 - ii. Rezoning to an appropriate residential or other zoning district;
 - iii. An approved concept plan where required; and
 - iv. Subdivision approval.
- 6.5.6 Rezoning or subdivision approval shall not be granted solely because the proposed parcel meets the minimum site area established by this District.

6.6 Additional Agricultural Development Requirements

- 6.6.1 An additional dwelling associated with an Agricultural Operation may be approved where Council is satisfied that:
- i. The dwelling is reasonably required to support the operation;
 - ii. The site can accommodate the dwelling without interfering with the agricultural activity;
 - iii. Adequate access, water supply, and wastewater disposal can be provided;
 - iv. Applicable separation distances can be maintained;
 - v. The dwelling will not create an inappropriate expectation of future subdivision; and
 - vi. The development complies with all applicable requirements.

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- 6.6.2 An agricultural building shall be located and designed to:
- i. Provide safe access;
 - ii. Avoid interference with road sight lines and drainage;
 - iii. Minimize effects on neighbouring residences;
 - iv. Maintain applicable setbacks from property boundaries, water bodies, utilities, and right-of-way; and
 - v. Comply with applicable fire, building, and environmental requirements.
- 6.6.3 A resource, industrial, or infrastructure use in the Agricultural District shall be located, designed, operated, reclaimed, and decommissioned in accordance with its applicable specific-use regulations.
- 6.6.4 Council may require a resource, industrial, or infrastructure development to demonstrate how it will:
- i. Minimize the permanent loss of productive agricultural land;
 - ii. Maintain agricultural access and drainage;
 - iii. Address municipal road and infrastructure effects;
 - iv. Protect water resources;
 - v. Mitigate land-use conflicts; and
 - vi. Restore the affected land following discontinuance.
- 6.6.5 Approval of a non-agricultural use does not provide an entitlement to subdivide the approved development from the agricultural parcel.
- 6.6.6 All development in the Agricultural District is subject to the general regulations, applicable specific-use regulations contained elsewhere in this Bylaw.

7 CR – Country Residential District

7.1 Purpose

- 7.1.1 The purpose of the Country Residential District is to accommodate low-density residential development in a rural setting, including individual country-residential sites and comprehensively planned multiple-lot country-residential development.
- 7.1.2 Development in this District shall be located, designed, and serviced to:
- i. Maintain the residential and rural character of the area;
 - ii. Minimize fragmentation and conversion of productive agricultural land;
 - iii. Avoid or mitigate conflicts with agricultural, resource, industrial, and other potentially incompatible uses;
 - iv. Provide legal and physically suitable road access;
 - v. Provide safe and sustainable water supply and wastewater disposal;
 - vi. Protect groundwater, surface water, wetlands, riparian areas, natural drainage, and environmentally sensitive lands;
 - vii. Provide reasonable access for emergency services;
 - viii. Avoid lands affected by flooding, erosion, slope instability, inadequate drainage, or other hazards unless those risks can be safely mitigated; and
 - ix. Avoid reasonable municipal servicing, infrastructure, or maintenance costs.

7.2 Permitted Uses

- 7.2.1 The following principal uses are permitted in the Country Residential District:
- i. One Single Detached Dwelling, including Ready-to-move (RTM) or modular residential buildings that complies with all applicable development, building, foundation, and construction requirements;
 - ii. A public park, playground, or passive recreational area owned or operated by a public authority;
 - iii. A conservation area; and
 - iv. A minor public utility or municipal infrastructure use that is compatible with the residential character of the area.
- 7.2.2 Buildings, structures, and uses customarily accessory to an approved principal use are permitted subject to the applicable general and specific-use regulations of this Bylaw.

7.3 Discretionary Uses

- 7.3.1 The following principal and accessory uses may be considered as Discretionary Uses in the Country Residential District:
- i. An individual Manufactured Home or Mobile Home installed on a permanent foundation, but not including a Manufactured or Mobile Home Park;
 - ii. A school or educational institution;
 - iii. A place of worship;

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- iv. A cemetery;
- v. A library, cultural facility, community hall, or similar community service use;
- vi. An outdoor recreational use, including a golf course, sports field, or similar use;
- vii. A convenience store or other small-scale neighbourhood commercial use intended to primarily serve the surrounding residential area;
- viii. A Residential Day Care;
- ix. A Home-based Business;
- x. An Equestrian Facility;
- xi. A Vacation Farm or Bed and Breakfast;
- xii. A Garage Suite, Garden Suite, or Secondary Suite;
- xiii. Short-term Rental Accommodation, subject to Section 4.25;
- xiv. A Residential Care Home or Personal Care Home;
- xv. A breeding or boarding kennel;
- xvi. A Recreational Vehicle as Principal Use, subject to Section 4.24;
- xvii. A major public utility or municipal infrastructure use that is not otherwise prohibited in this District;
- xviii. A Sea or Rail Container;
- xix. Another use expressly identified as a Discretionary Use in this District by an amendment to this Bylaw.

7.3.2 Every Discretionary Use shall comply with the applicable specific-use regulations contained elsewhere in this Bylaw.

7.3.3 When reviewing a Discretionary Use, Council shall consider:

- i. Compatibility with the residential and rural character of the area;
- ii. The scale, intensity, and duration of the proposed use;
- iii. Proximity to dwellings and other sensitive uses;
- iv. Traffic generation, parking, and road capacity;
- v. Legal and physically suitable access;
- vi. Fire protection and emergency access;
- vii. Water supply and wastewater management;
- viii. Drainage, flooding, erosion, and environmental conditions;
- ix. Noise, dust, odour, lighting, vibration, and hours of operation;
- x. Outdoor storage, screening, landscaping, and site appearance;
- xi. Effects on agricultural operations and resource uses;
- xii. Effects on groundwater, surface water, wetlands, and environmentally sensitive lands;
- xiii. Municipal infrastructure, servicing, and maintenance costs;
- xiv. Cumulative effects in the surrounding area;
- xv. Applicable Official Community Plan policies; and
- xvi. Applicable municipal and provincial requirements.

7.4 Site and Development Standards

7.4.1 Except where otherwise provided in this Bylaw, development in the Country Residential District shall comply with Table 7-1.

Table 7-1: Country Residential District Regulations and Development Standards				
	Residential Use	Institutional or Neighbourhood Commercial Use	Other Permitted or Discretionary Use	Accessory Building or Structure
Minimum Site Area	0.4 hectares (1 acre) ¹	Sufficient area for the proposed use and servicing	Sufficient area for the proposed use and servicing	Not applicable
Maximum Site Area	8.09 hectares (20 acres) ²	No maximum	No maximum	Not applicable
Minimum Site Frontage	30 metres	23 metres or sufficient for safe access	Sufficient frontage for safe access	Not applicable
Maximum Height	12 metres	12 metres	12 metres	12 metres
Front Yard Setback	15 metres ³	15 metres ³	15 metres ³	15 metres ³
Side Yard Setback	3 metres ³	3 metres ³	3 metres ³	3 metres ³
Rear Yard Setback	6 metres ³	6 metres ³	6 metres ³	6 metres ³
Maximum Site Coverage	50%	As determined through development review	As determined through development review	Included in total site coverage
Minimum Floor Area	20.44 square metres (220 sq. ft.)	Not applicable	Not applicable	Not applicable
¹ A smaller site may be considered as part of an approved multiple-lot development where: communal or other approved servicing is available; the site contains sufficient developable area; applicable setbacks and site-coverage requirements can be met; drainage and stormwater can be adequately managed; emergency access can be provided; and the reduced site area is consistent with an approved concept plan. ² Where established by an applicant to the satisfaction of Council, that a subdivision to create a site less than 8.09 hectares (20 acres) is necessary for reasons that meet the criteria of the OCP, sites for country residential uses with a reduced area are permitted, provided that no resulting parcel of land in the quarter section shall be less than 4.04 hectares (10 acres). ³ Measured from the centre line of any municipal road. Development adjacent to a provincial highway shall comply with the setback and permit requirements of the Ministry responsible for provincial highways. Where the provincial authority requires a greater setback, the greater setback shall apply.				

7.5 Multiple-Lot Country Residential Development

7.5.1 A new multiple-lot country residential development shall require:

- i. Amendment of the Zoning District Map where the land is not already zoned CR;
- ii. Subdivision approval;

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- iii. A concept plan prepared and approved in accordance with the applicable General Regulations;
- iv. Confirmation that the proposal is consistent with the Official Community Plan and Future Land Use Map; and
- v. Any Development Permit, servicing agreement, or other approval required by the RM or an applicable provincial authority.

7.5.2 A multiple-lot Country Residential development may be required to proceed in phases.

7.5.3 Council may require that a subsequent phase not proceed until:

- i. Infrastructure and improvements required for an earlier phase have been completed or secured to the satisfaction of the RM;
- ii. Sufficient water, wastewater, drainage, road and utility capacity has been demonstrated;
- iii. The development remains consistent with the approved concept plan;
- iv. Drainage, road, servicing, environmental, or public safety concerns associated with an earlier phase have been addressed;
- v. Any applicable servicing agreement obligations have been fulfilled; and
- vi. The RM is satisfied that the additional development can be adequately accommodated.

7.5.4 A subdivision or development that is materially inconsistent with an approved concept plan shall not proceed unless:

- i. Council approves a revised concept plan in accordance with the General Regulations; and
- ii. All required amendments, permits, and approvals are obtained.

7.5.5 Where authorized by legislation, the applicant shall enter into a servicing agreement addressing applicable development related infrastructure, municipal services, financial security, ownership, operation, maintenance, replacement, and municipal cots.

7.5.6 Unless otherwise approved by Council, the applicant or developer shall be responsible for all costs of infrastructure and services required to support the subdivision or development.

7.5.7 Approval of a concept plan does not constitute approval of:

- i. An amendment to the Official Community Plan;
- ii. An amendment to the Zoning Bylaw or Zoning District Map;
- iii. A subdivision;
- iv. A Discretionary Use;
- v. A Development Permit;
- vi. A Building Permit; or
- vii. Any municipal, provincial, or federal approval required for the development.

7.6 Country Residential Sites – Keeping of Animals

7.6.1 The equivalent of two (2) animal units (horses or cows) shall be permitted per 2-hectare (5 acre) site. Four (4) large animal units shall be permitted per 4-hectare (10 acre) site. For each additional 1.2 hectares (3 acre), one (1) animal unit shall be permitted.

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- 7.6.2 Animals shall not be pastured within 15 metres (49.2 feet) of any dwelling not owned by the owner of the animals and no buildings or structures intended to contain birds or animals shall be located within 100 feet of a dwelling or property line.

1ST READING

8 H – Hamlet Residential District

8.1 Purpose

- 8.1.1 The purpose of the Hamlet Residential District (H) is to accommodate residential development and compatible community, institutional, recreational, and small-scale commercial uses within organized and unorganized hamlets.
- 8.1.2 Development within the Hamlet District shall:
- i. Maintain and strengthen the residential character of the hamlet;
 - ii. Provide for an appropriate range of housing and community-supporting uses;
 - iii. Make efficient use of existing roads, utilities, and municipal services;
 - iv. Provide safe access, adequate servicing, drainage, and emergency response;
 - v. Minimize land use conflicts between residential and non-residential uses; and
 - vi. Support orderly infill, redevelopment, and modest growth appropriate to the capacity and character of the hamlet.
- 8.1.3 All development within the Hamlet District shall comply with the applicable General Regulations, Specific Land Use Regulations and other provisions of this Bylaw.

8.2 Permitted Uses

- 8.2.1 The following uses are permitted in the Hamlet District:
- i. One single detached dwelling, including conventionally constructed dwellings, modular dwellings, and ready-to-move dwellings;
 - ii. Public parks, playgrounds, and outdoor recreational facilities that do not include permanent commercial operations;
 - iii. Municipal buildings, facilities, and works;
 - iv. Public utilities and utility structures having limited effects on surrounding residential properties;
 - v. Community gardens; and
 - vi. Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.
- 8.2.2 The following accessory uses, buildings, and structures are permitted where accessory to an approved principal use:
- i. Private garages and carports;
 - ii. Storage sheds and other customary residential accessory buildings;
 - iii. Decks, patios, gazebos, and similar residential structures;
 - iv. Fences;
 - v. Private swimming pools and hot tubs;
 - vi. Off-street parking areas;
 - vii. Solar energy systems that serve only the property on which they are located and are not Commercial Solar Energy Systems;
 - viii. Private gardens, landscaping, and domestic greenhouses;

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- ix. Recreational vehicle parking or storage in accordance with the General Regulations;
- x. One recreational vehicle used temporarily by visitors where permitted by the General Regulations;
- xi. Home-based businesses classified as permitted home-based businesses under the Specific Land Use Regulations;
- xii. Secondary suites, where permitted by the Specific Land Use Regulations;
- xiii. Minor structures customarily incidental to an approved community, institutional, recreational, or commercial use; and
- xiv. Other uses, buildings, or structures determined by the Development Officer to be customarily accessory and subordinate to an approved principal use.

8.3 Discretionary Uses

8.3.1 The following uses may be considered as Discretionary Uses in the Hamlet District:

- i. Semi-detached dwellings;
- ii. Duplex dwellings;
- iii. Multiple-unit dwellings containing no more than four dwelling units;
- iv. Secondary suites where classified as discretionary under the Specific Land Use Regulations;
- v. Garage Suites and Garden Suites;
- vi. Sea and Rail Containers;
- vii. Residential Care Homes;
- viii. Personal Care Homes;
- ix. Day Care Centers and Day Care Homes where classified as discretionary under this Bylaw;
- x. Places of worship and religious institutions;
- xi. Community centers, halls, libraries, and cultural facilities;
- xii. Educational institutions;
- xiii. Health clinics and similar community health services;
- xiv. Emergency service facilities, including fire halls and Emergency Helipads;
- xv. Cemeteries;
- xvi. Indoor recreational facilities;
- xvii. Outdoor recreational facilities that may generate traffic, noise, lighting, or other effects on surround properties;
- xviii. Bed and Breakfast homes;
- xix. Short-term Rental Accommodations, subject to the Specific Land Use Regulations;
- xx. Home-based businesses classified as discretionary home-based businesses under the Specific Land Use Regulations;
- xxi. Neighbourhood scale retail stores and personal service establishments;
- xxii. Restaurants, cafes, or similar food service establishments that are compatible with nearby residential development;
- xxiii. Offices and professional services;
- xxiv. Convenience stores;
- xxv. Small scale repair or service establishments conducted primarily within an enclosed building and not involving automobile salvage, outdoor vehicle storage or heavy industrial activity;

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- xxvi. Recreational vehicles used as a principal use, subject to the General Regulations;
- xxvii. Move-in buildings, subject to the applicable Specific Land Use Regulations;
- xxviii. Telecommunications facilities;
- xxix. Public utilities or utility facilities that may materially affect surrounding properties;
- xxx. Buildings, structures, or uses accessory to an approved Discretionary Use; and
- xxxi. Other uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

8.3.2 A Discretionary Use shall be evaluated in accordance with the applicable criteria and procedures contained elsewhere in this Bylaw.

8.3.3 A use identified in subsection 8.3.1 that is subject to Specific Land Use Regulations shall comply with those regulations.

8.4 Accessory Uses, Buildings, and Structures

8.4.1 Uses, buildings, and structures customarily accessory and subordinate to an approved principal use are permitted, subject to the applicable General Regulations and Specific Land Use Regulations.

8.4.2 An accessory use, building, or structure shall not be established before the principal use except where expressly authorized by this Bylaw.

8.4.3 An accessory use, building, or structure shall not be used as a dwelling except where approved as a secondary suite, garage suite, garden suite, or another residential use expressly authorized by this Bylaw.

8.5 Site and Development Standards

8.5.1 Development in the Hamlet District shall comply with the regulations and development standards established in Table 8.1.

	Residential Uses	Institutional and Commercial Uses	All Other Principal Uses	Accessory Buildings and Structures
Minimum Site Area	464.5 square metres	Sufficient to accommodate the proposed use and all requirements	Sufficient to accommodate the proposed use and all applicable requirements	N/A
Minimum Site Frontage	15 metres	7.5 metres	7.5 metres	N/A
Minimum Corner Site Frontage	18 metres	9 metres	9 metres	N/A
Maximum Building Height	10 metres	10 metres	10 metres	6 metres
Front Yard Setback	6.0 metres ⁴	1.5 metres ⁴	6.0 metres ⁴	Not permitted in the required front yard
Side Yard Setback	1.5 metres ⁴	1.5 metres ⁴	1.5 metres ⁴	1.5 metres ⁴
Rear Yard Setback	3 metres	3 metres	3 metres	3 metres

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Maximum Site Coverage by all Buildings/Structures	50%	50%	50%	Included within the total site coverage
⁴ Measured from the property line. A greater distance may be required by the Ministry of Highways.				

- 8.5.2 All setbacks shall be measured from the applicable site line in accordance with the definitions and measurement provisions of this Bylaw.
- 8.5.3 Where another provision of this Bylaw or an applicable regulatory authority requires a greater site area, frontage, yard, or separation distance, the great requirement shall apply.
- 8.5.4 A greater site area, frontage, yard, or separation distance shall apply where required by another provision of this Bylaw, the applicable subdivision or servicing authority, the Ministry of Highways or another regulatory authority.
- 8.5.5 An attached garage or carport shall be considered part of the principal building.
- 8.5.6 The minimum site area prescribed for a privately serviced site does not guarantee approval of a private water or wastewater system. The site shall satisfy the requirements of the applicable provincial approval authority.

9 LD1 – Lakeshore Development District

9.1 Purpose

- 9.1.1 The purpose of the Lakeshore Development District (LD) is to accommodate predominantly low-density residential and recreational development near Turtle Lake, Brightsand Lake, and other water bodies while protecting water quality, shorelines, wetlands, natural drainage, environmentally sensitive lands and the character of existing lakeshore communities.
- 9.1.2 New development is intended to occur within or adjacent to established development areas and in suitable off-lake, multi-tiered, or clustered locations where access servicing, drainage, emergency response and environmental conditions can be adequately addressed.
- 9.1.3 All development in the Lakeshore Development District shall comply with the applicable General Regulations, Specific Land Use Regulations and other requirements of this Bylaw.

9.2 Permitted Uses

- 9.2.1 The following principal uses are permitted in the Lakeshore Development District:
 - i. One single detached dwelling, including a conventionally constructed dwelling, a modular dwelling, and a ready-to-move dwelling;
 - ii. Conservation and environmental protection uses;
 - iii. Historical and archaeological sites;
 - iv. Municipal buildings, facilities, and works;
 - v. Parks, playgrounds, picnic grounds, public beaches, and non-commercial outdoor recreational facilities;
 - vi. Public utilities and utility structures having limited effects on surrounding properties; and
 - vii. Uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

9.3 Discretionary Uses

- 9.3.1 The following uses may be considered as Discretionary Uses in the Lakeshore Development District:
 - i. Bed and Breakfast Homes;
 - ii. Boat launches;
 - iii. Community Centers, halls, libraries, and cultural facilities;
 - iv. Convenience stores;
 - v. Day Care Homes;
 - vi. Emergency Helipads;
 - vii. Emergency service facilities;
 - viii. Garage Suites and Garden Suites;
 - ix. Golf courses and similar outdoor recreational facilities;
 - x. Health clinics and similar community health services;
 - xi. Historical, cultural, or interpretive facilities;
 - xii. Home-based businesses;

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- xiii. Hotels and motels;
- xiv. Indoor recreational facilities;
- xv. Institutional camps;
- xvi. Lodges;
- xvii. Marinas;
- xviii. Move-in dwellings;
- xix. Outdoor recreational facilities that may generate traffic, noise, lighting, or other effects on surrounding properties;
- xx. Personal Care Homes;
- xxi. Places of worship and religious institutions;
- xxii. Public utilities and utility facilities that may materially affect surrounding properties;
- xxiii. Recreational vehicles used as a principal use;
- xxiv. Residential Care Homes;
- xxv. Restaurants, cafes, and similar food service establishments;
- xxvi. Retail stores and personal service establishments;
- xxvii. Secondary suites;
- xxviii. Short-term Rental Accommodations;
- xxix. Telecommunications facilities;
- xxx. Trails and trail-support facilities; and
- xxxi. Uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

9.3.2 A Discretionary Use shall be evaluated in accordance with the applicable criteria and procedures contained elsewhere in this Bylaw.

9.3.3 A use identified in subsection 9.3.1 that is subject to Specific Land Use Regulations shall comply with those regulations.

9.4 Accessory Uses, Buildings, and Structures

9.4.1 Uses, buildings, and structures customarily accessory and subordinate to an approved principal use are permitted, subject to the applicable General Regulations and Specific Land Use Regulations.

9.4.2 An accessory use, building, or structure shall not be established before the principal use except where expressly authorized by this Bylaw.

9.4.3 An accessory use, building, or structure shall not be used as a dwelling except where approved as a secondary suite, garage suite, garden suite, or another residential use expressly authorized by this Bylaw.

9.4.4 Sea or Rail Containers shall be permitted only where expressly authorized by the General Regulations applicable to Sea or Rail Containers. The inclusion of accessory buildings and structures as a permitted accessory use in this District does not independently authorize a Sea or Rail Container.

9.5 Site and Development Standards

9.5.1 Development in the Lakeshore Development District shall comply with the regulations and development standards established in Table 9-1.

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Table 9.1: LD – Lakeshore Development District Regulations and Development Standards				
	Residential Use	Institutional and Commercial	All other Permitted and Discretionary Uses	Accessory Buildings and Structures
Site Area Minimum	750 square metres	Sufficient to accommodate the proposed use and all applicable requirements	Sufficient to accommodate the proposed use and all applicable requirements	N/A
Minimum Site Frontage	18 metres	7.5 metres	15 metres	N/A
Minimum Floor Area	20.44 sq. m. (220 sq. ft.) on the main floor	N/A	N/A	N/A
Maximum Floor Area	N/A	N/A	N/A	25 sq. m. (269 sq. ft.) ⁶⁸ 110 sq. m. (1187 sq. ft.) ⁷
Maximum Site Coverage	50 percent	50 percent	50 percent	Included within total site coverage
Maximum Height	10 metres	10 metres	10 metres	6 metres
Minimum Front Yard Setback	6.0 metres ⁴ 3.0 metres ⁵	0 metres	0 metres	Not permitted within the required front yard except as otherwise authorized by this Bylaw
Side Yard Setback	1.5 metres ⁴	1.5 metres ⁴	1.5 metres ⁴	1.5 metres ⁴
Rear Yard Setback	3.0 metres ⁴ 6.0 metres ⁵	6 metres	3.0 metres ⁴ 6.0 metres ⁵	1.5 metres ⁴ 6.0 metres ⁵
⁴ Measured from the property line. ⁵ Minimum setback on lakeshore sites. ⁶ All accessory buildings except detached garages. ⁷ Detached Garage. ⁸ Maximum of three (3) accessory buildings under 9.2 square metres (99 square feet) on any lot, excluding temporary membrane covered structures.				

9.5.2 All setbacks shall be measured from the applicable site line in accordance with the measurement provisions of this Bylaw.

9.5.3 Where another provision of this Bylaw or an applicable regulatory authority requires a greater site area, frontage, yard, shoreline setback, or separation distance, the greater requirement shall apply.

9.5.4 An attached garage or carport shall be considered part of the principal building.

9.5.5 Notwithstanding the individual maximum floor areas established in Table 9-1, Council may consider a larger accessory building as a Discretionary Use where:

- i. The building remains accessory and subordinate to the principal use;

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- ii. The building is compatible with the size and character of the site and surrounding development;
- iii. All setbacks and site coverage requirements are satisfied;
- iv. The building will not be used for an unauthorized dwelling, commercial, or industrial use;
- v. Adequate access and parking are provided; and
- vi. The building will not adversely affect drainage, shoreline vegetation, neighbouring properties, or views from a public road.

9.5.6 Where municipal or communal wastewater services are not available, the proposed site shall be capable of accommodating a private sewage works approved by the applicable provincial authority.

9.5.7 Compliance with the minimum site area prescribed by this District does not establish or guarantee approval of a private water supply or private sewage works.

9.5.8 Before approving a subdivision or development that will rely on private on-site wastewater servicing, the RM may require written confirmation, a site evaluation, or other supporting information demonstrating that the proposed site can be adequately serviced in accordance with applicable provincial requirements.

9.6 Lakeshore-Specific Development Requirements

9.6.1 Development shall comply with the shoreline, water body, wetland, drainage, vegetation, flood-hazard and environmental protection requirements contained in the General Regulations.

9.6.2 No development shall be undertaken within a lakebed, shoreline, wetland, watercourse, environmental reserve, or other protected area unless expressly authorized by the applicable municipal, provincial, and federal authorities.

9.6.3 The minimum requirements established by this District do not authorize the removal of shoreline vegetation, alteration of drainage, placement of fill, or construction of shoreline works.

9.6.4 Where a proposed development may affect a shoreline, water body, wetland, groundwater, drainage course or environmentally sensitive area, the RM may require the technical information authorized by the General Regulations.

9.7 Basements

9.7.1 A basement may be developed only where the site is suitable for basement construction having regarded for:

- i. Soil and groundwater conditions;
- ii. The seasonal high groundwater table;
- iii. Flood risk and the Safe Building Elevation;
- iv. Foundation design and waterproofing;
- v. Basement drainage and sump discharge;
- vi. Site grading and surface drainage; and
- vii. Potential effects on neighbouring properties and municipal infrastructure.

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- 9.7.2 Where site conditions indicate a potential risk from groundwater, flooding, unstable soil, previous filling, or drainage limitations, the Development Officer may require a geotechnical, hydrogeological, drainage, or engineering assessment prepared by a qualified professional before issuing a Development Permit for a building containing a basement.
- 9.7.3 A required professional assessment shall address:
- i. The suitability of the site for the proposed basement;
 - ii. Foundation design having regard for the identified soil and groundwater conditions;
 - iii. Floodproofing and waterproofing;
 - iv. The elevation of the lowest floor and the first floor relative to the applicable Safe Building Elevation;
 - v. Basement drainage and sump discharge;
 - vi. Site grading and surface water management; and
 - vii. Measures required to prevent adverse effects on neighbouring properties, roads, ditches, and municipal infrastructure.
- 9.7.4 Development containing a basement shall be constructed in accordance with the approved plans, the recommendations of the qualified professional and all applicable construction code requirements.
- 9.7.5 A new subdivision, multi-parcel development, major recreational or tourism development, or significant expansion of an existing development shall be subject to the Comprehensive Development Proposal requirements contained in the General Regulations.
- 9.7.6 Development affecting Turtle Lake shall have regard for the most recent municipal and regional studies concerning water quality, natural carrying capacity, cumulative development effects, shorelines, wetlands, groundwater, drainage, wastewater servicing, road and emergency access capacity, recreational use, and public access.
- 9.7.7 Development affecting Brightsand Lake or another water body shall be evaluated according to the environmental conditions, existing development pattern, servicing capacity, infrastructure, and available technical information applicable to that water body.
- 9.7.8 Development shall not obstruct or privatize a legally established public access, municipal reserve, public reserve, environmental reserve, walkway, or road allowance.
- 9.7.9 Nothing in this subsection authorizes public access across privately owned land where a public right of access has not been legally established.

10 C – Commercial District

10.1 Purpose

- 10.1.1 The purpose of the Commercial District (C) is to accommodate a range of retail, service, office, accommodation, tourism, and other commercial uses along major transportation routes and in resort communities having suitable access, servicing, and infrastructure.
- 10.1.2 Development in the Commercial District shall be designed and operated to provide safe access, adequate parking and loading, appropriate servicing and compatibility with surrounding land uses.
- 10.1.3 All development in the Commercial District shall comply with the applicable General Regulations, Specific Land Use Regulations, and other requirements of this Bylaw.

10.2 Permitted Uses

- 10.2.1 The following principal uses are permitted in the Commercial Districts:
- i. Agricultural supply and service establishments, excluding facilities involving bulk storage of anhydrous ammonia or other hazardous materials;
 - ii. Automobile and recreational vehicles sales and rental establishments;
 - iii. Banks, credit unions, and other financial institutions;
 - iv. Building supply and hardware stores;
 - v. Business support services;
 - vi. Car washes;
 - vii. Clinics and health service establishments;
 - viii. Convenience stores;
 - ix. Equipment sales and rental establishments;
 - x. Grocery stores;
 - xi. Laundromats and dry-cleaning depots that do not include industrial cleaning or processing;
 - xii. Liquor stores and other provincially licensed establishments;
 - xiii. Offices and professional services;
 - xiv. Restaurants, cafes, confectioneries, and similar food service establishments;
 - xv. Retail stores;
 - xvi. Studios and instructional facilities;
 - xvii. Veterinary clinics conducted primarily within an enclosed building and not including outdoor kennels;
 - xviii. Municipal buildings, facilities, and works;
 - xix. Public utilities and utility structures having limited effects on surrounding properties; and
 - xx. Uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

10.3 Discretionary Uses

- 10.3.1 The following uses may be considered as Discretionary Uses in the Commercial District:

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- i. Animal hospitals, boarding kennels, and veterinary clinics containing outdoor animal enclosures;
- ii. Auction establishments;
- iii. Automobile repair and service establishments;
- iv. Automotive service stations;
- v. Bars, lounges, brewpubs, and drinking establishments;
- vi. Bulk fuel sales and storage facilities intended primarily for retail distribution;
- vii. Cannabis retail stores licensed by the applicable provincial authority;
- viii. Commercial entertainment establishments;
- ix. Commercial greenhouses and garden centers;
- x. Contractor-service establishments;
- xi. Day Care Centers;
- xii. Drive-through businesses;
- xiii. Dwelling units accessory to an approved principal commercial use;
- xiv. Emergency Helipads;
- xv. Farm implement, machinery, and heavy equipment sales, rental, and service establishments;
- xvi. Funeral homes;
- xvii. Hotels and motels;
- xviii. Indoor recreational facilities;
- xix. Lodges;
- xx. Mini-storage and self-storage facilities;
- xxi. Move-in buildings;
- xxii. Outdoor commercial recreational facilities;
- xxiii. Public utilities and utility facilities that may materially affect surrounding properties;
- xxiv. Restaurants or food service establishments containing a drive-through facility;
- xxv. Shopping centers and developments containing multiple commercial uses or buildings;
- xxvi. Telecommunications facilities;
- xxvii. Temporary commercial uses that are not otherwise exempted by this Bylaw;
- xxviii. Transportation, courier, and delivery-service establishments that do not include a freight terminal or heavy industrial operation;
- xxix. Truck stops;
- xxx. Warehouses accessory to an approved principal commercial use;
- xxxi. Wholesale trade establishments; and
- xxxii. Uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

10.3.2 A Discretionary Use shall be evaluated in accordance with the applicable criteria and procedures contained elsewhere in this Bylaw.

10.3.3 A use identified in subsection 10.3.1 that is subject to Specific Land Use Regulations shall comply with those regulations;

10.4 Accessory Uses, Buildings and Structures

10.4.1 Uses, buildings, and structures customarily accessory and subordinate to an approved principal use are permitted, subject to the applicable General Regulations and Specific Land Use Regulations.

10.4.2 Accessory uses may include:

- i. Administrative offices;
- ii. Employee facilities;
- iii. Minor indoor storage;
- iv. Maintenance areas;
- v. Parking and loading areas;
- vi. Outdoor display or storage approved as part of the principal use;
- vii. Signs;
- viii. Waste and recycling enclosures; and
- ix. Other uses, buildings, and structures customarily incidental to the principal use.

10.4.3 An accessory use, building, or structure shall not be established before the principal use except where expressly authorized by this Bylaw.

10.4.4 Sea or Rail Containers shall be permitted only where expressly authorized by the General Regulations applicable to Sea or Rail Containers. The inclusion of storage or accessory buildings in this District does not independently authorize a Sea or Rail Container.

10.5 Site and Development Standards

10.5.1 Development in the Commercial District shall comply with the regulations and development standards established in Table 10-1.

Table 10-1: C – Commercial District Regulations and Development Standards		
	Principal Uses, Buildings, and Structures	Accessory Buildings and Structures
Minimum Site Area	225 square metres or a greater area required to	N/A
Minimum Site Frontage	7.5 metres	N/A
Maximum Site Coverage by all Buildings and Structures	75%	Included within total site coverage
Maximum Building Height	12 metres	35 metres
Front Yard Setback	1.5 metres ⁴ 45.7 metres ⁵	1.5 metres ⁴ 45.7 metres ⁵
Side Yard Setback	1.5 metres ⁴	1.5 metres ⁴
Rear Yard Setback	3.0 metres ⁴	3.0 metres ⁴
⁴ Measured from the property line of an internal/urban street		

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⁵Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.

10.5.2 All setbacks shall be measured from the applicable site line in accordance with the measurement provisions of this Bylaw.

10.5.3 Where another provision of this Bylaw or an applicable regulatory authority requires a greater site area, frontage, yard, or separation distance, the greater requirement shall apply.

10.5.4 An attached accessory building shall be considered part of the principal building and shall comply with the standards applicable to the principal building.

10.5.5 Where municipal or communal water or wastewater services are not available, the proposed site shall be capable of accommodating an approved private water supply and private sewage works in accordance with applicable provincial requirements.

10.5.6 Compliance with the minimum site area prescribed by this District does not establish or guarantee approval of a private water supply or private sewage works.

10.6 Commercial Development Adjacent to Residential Uses

10.6.1 A required yard adjoining a residential district or residential use shall be maintained as a landscaped buffer except where necessary to provide an approved access, utility connection, or drainage facility.

10.6.2 Council may require fencing, vegetation, berms, or other screening within the required buffer as a condition of Discretionary Use approval.

10.6.3 A loading area, outdoor storage area, garbage or recycling enclosure, mechanical equipment, or similar activity shall be located and screened to minimize effects on an adjoining residential site.

10.6.4 Exterior lighting shall be directed and shielded so that it does not create unreasonable glare on an adjoining residential site or public road.

10.7 Outdoor Display and Storage

10.7.1 Outdoor display and storage shall comply with the General Regulations.

10.7.2 Outdoor display of merchandise associated with an approved commercial use may be located in a front yard where:

- i. The display does not occupy require parking, loading, or vehicle maneuvering areas;
- ii. The display does not obstruct pedestrian movement, drainage, snow removal, or emergency access;
- iii. The display is located outside all sight triangles, road allowances, and utility right-of-way; and
- iv. The display does not create an unsafe or unsightly condition.

10.7.3 Outdoor storage shall be located in a side or rear yard unless approved by Council as part of a Discretionary Use.

10.7.4 Outdoor storage shall be screened from an adjoining residential site and may be required to be screened from a public road.

10.8 Vehicle-Oriented Commercial Uses

- 10.8.1 A drive-through business, service station, gas bar, car wash, or other vehicle-oriented commercial use shall provide sufficient on-site space for vehicle queuing, circulation, parking, and loading without obstructing a public road or interfering with traffic movement.
- 10.8.2 Accesses and approaches shall be located and designed in accordance with the General Regulations and the requirements of the applicable road authority.
- 10.8.3 Vehicle entrances, stacking lanes, fuel pumps, service bays, and similar facilities shall be located to minimize conflicts with neighbouring residential uses, pedestrians, and public roads.
- 10.8.4 Fuel storage, hazardous materials, spills, contaminated runoff, and emergency response measures shall be addressed in accordance with the General Regulations and applicable provincial and federal requirements.

10.9 Accessory Dwelling Units

- 10.9.1 A dwelling unit accessory to an approved principal commercial use may be considered as a Discretionary Use where:
- i. The dwelling is located within or attached to the principal commercial building;
 - ii. The dwelling remains secondary to the principal commercial use;
 - iii. The dwelling has a safe and independent entrance;
 - iv. Adequate parking is provided for both the residential and commercial uses;
 - v. The dwelling is separated from hazardous materials, loading areas, mechanical equipment and other potential hazards;
 - vi. Adequate water supply and wastewater servicing are provided; and
 - vii. The dwelling complies with all applicable construction-code and fire safety requirements.
- 10.9.2 Approval of an accessory dwelling unit shall not convert the principal commercial use or site into a residential use.

11 IND – Industrial District

11.1 Purpose

11.1.1 The purpose of the Industrial District (IND) is accommodating manufacturing, processing, repair, storage, transportation, resource service, and other industrial activities in locations suitable for industrial development.

11.1.2 Development within the Industrial District shall:

- i. Provide suitable locations for industrial employment and investment;
- ii. Support agricultural, resource, construction, transportation, and service industries;
- iii. Provide safe and suitable access for employees, customers, deliveries, and heavy vehicles;
- iv. Protect municipal roads, drainage works, utilities, and other infrastructure;
- v. Provide adequate water supply, wastewater disposal, stormwater management, and emergency access;
- vi. Minimize conflicts with residential, recreational, institutional, agricultural, and environmentally sensitive uses; and
- vii. Prevent or mitigate unacceptable off-site effects.

11.1.3 All development within the Industrial District shall comply with all the applicable General Regulations, Specific Land Use Regulations, and other provisions of this Bylaw.

11.2 Permitted Uses

11.2.1 The following principal uses are permitted in the Industrial District:

- i. Agricultural, construction, and industrial equipment sales, rental, service, and repair establishments;
- ii. Automobile, truck, and recreational vehicle repair establishments, excluding salvage operations;
- iii. Building material sales and supply establishments;
- iv. Contractor shops and yards;
- v. Equipment, storage and maintenance facilities;
- vi. Light manufacturing, fabrication, assembly, and processing establishments conducted primarily within an enclosed building;
- vii. Machine shops, welding shops, and metal fabrication establishments;
- viii. Printing, publishing, and sign-manufacturing establishments;
- ix. Recycling collection depots that do not involve material processing, dismantling, or outdoor salvage storage;
- x. Research, testing, and laboratory facilities not involving a significant hazardous material or nuisance risk;
- xi. Self-storage and mini-storage facilities;
- xii. Transportation, courier, and delivery establishments that do not constitute a truck terminal or freight yard;
- xiii. Warehousing, distribution, and wholesale establishments;

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- xiv. Municipal buildings, facilities, shops, and works;
- xv. Public utilities and utility structures having limited effects on surrounding properties; and
- xvi. Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

11.2.2 A permitted use shall be classified as a Discretionary Use where, in the opinion of the Development Officer, its proposed scale, processes, outdoor operations, traffic generation, hazardous materials, or potential off-site effects are characteristic of a discretionary industrial use listed in subsection 11.3.1.

11.3 Discretionary Uses

11.3.1 The following uses may be considered as Discretionary Uses in the Industrial District:

- i. Abattoirs and meat-processing establishments;
- ii. Agricultural product processing plants;
- iii. Asphalt plants;
- iv. Automobile wrecking, dismantling, and salvage yards;
- v. Bulk fuel, chemical, fertilizer, or hazardous material storage and distribution facilities;
- vi. Cannabis production or cannabis processing facilities;
- vii. Concrete and ready-mix plants;
- viii. Feed mills, seed-cleaning plants, and grain processing facilities;
- ix. Grain elevators and bulk agricultural storage facilities;
- x. Heavy equipment, truck, or machinery sales, rental, repair, and storage establishments involving substantial outdoor operations;
- xi. Heavy manufacturing, fabrication, assembly, or processing establishments;
- xii. Industrial recycling, material recovery, or processing facilities;
- xiii. Oilfield, forestry, mining, aggregate, and resource service establishments, excluding the extraction of the resource;
- xiv. Petroleum, natural gas, or resource related facilities, including compressor stations, batteries, transfer facilities and storage facilities, subject to applicable provincial approval;
- xv. Solid waste and liquid waste transfer, treatment, processing, or disposal facilities;
- xvi. Telecommunications facilities;
- xvii. Truck terminals and commercial vehicle compounds;
- xviii. Utility facilities that may materially affect surrounding properties;
- xix. Work camps;
- xx. An Emergency Helipad;
- xxi. One caretaker or security dwelling accessory to an approved industrial use;
- xxii. An industrial use involving significant outdoor processing, noise, vibration, dust, odour, emissions, lighting, hazardous materials, or heavy vehicle traffic;
- xxiii. Buildings, structures, or uses accessory to an approved Discretionary Use; and
- xxiv. Other uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

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- 11.3.2 An Aggregate Resource Development shall be governed by the applicable Specific Land Use Regulations and shall not be considered authorized as an industrial use solely because it involves excavation, processing, or heavy equipment.
- 11.3.3 Approval of an Aggregate Resource Development does not constitute approval of an asphalt plant, concrete plant, manufacturing facility, work camp, or other separately classified use.
- 11.3.4 When considering a Discretionary Use, Council shall evaluate the application under the general discretionary use criteria established by this Bylaw and shall also consider”
- i. The nature, scale, and intensity of the proposed industrial operation;
 - ii. The proposed buildings, structures, equipment, and outdoor activity areas;
 - iii. Proximity to residences, hamlets, lakeshore development, recreational uses, and other sensitive land uses;
 - iv. Anticipated noise, vibration, dust, odour, lighting, smoke, emissions, and hours of operation;
 - v. The type, quantity, and proposed management of fuels, chemicals, waste, and hazardous materials;
 - vi. Anticipated employee, customer, delivery, and heavy vehicle traffic;
 - vii. Proposed access, haul routes, and effects on municipal roads, bridges, culverts, and approaches;
 - viii. Water demand, wastewater generation, drainage, and stormwater management;
 - ix. Fire protection, emergency access, and spill response requirements;
 - x. Proposed yards, buffers, berms, landscaping, fencing, and screening;
 - xi. The location and appearance of outdoor storage, equipment, waste containers, and loading areas;
 - xii. Potential effects on agricultural operations, water resources, and environmentally sensitive lands;
 - xiii. The cumulative effects of the proposed use together with other industrial development in the area; and
 - xiv. Any additional information or mitigation reasonably required under this Bylaw.

11.4 Accessory Uses, Buildings and Structures

- 11.4.1 The following uses, buildings, and structures are permitted where accessory and subordinate to an approved principal use:
- i. Administrative and business offices;
 - ii. Employee facilities;
 - iii. Showrooms and display areas;
 - iv. Maintenance and equipment repair facilities;
 - v. Indoor and outdoor storage;
 - vi. Parking, loading, vehicle circulation, and equipment staging areas;
 - vii. Security buildings, gates, and fencing;
 - viii. Weighing scales and inspection facilities;
 - ix. Garbage, recycling, and waste storage enclosures;
 - x. Signs;

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- xi. Renewable energy systems serving only the site and not classified as Commercial Solar Energy Systems or Commercial Wind Energy Systems; and
- xii. Other uses, buildings, or structures determined by the Development Officer to be customarily accessory and subordinate to the approved principal use.

11.4.2 A caretaker or security dwelling shall not be established as a permitted accessory use and shall require Discretionary Use approval under subsection 11.3.1.

11.4.3 Sea or Rail Containers shall be governed by the applicable General Regulations and shall not be permitted solely because indoor or outdoor storage is allowed in this District.

11.5 Site and Development Standards

11.5.1 Unless otherwise provided in this Bylaw, development shall comply with the following requirements, as per Table 11-1:

Table 11-1: IND – Industrial District Regulations and Development Standards			
	Permitted Use	Discretionary Use	Accessory Buildings and Structures
Minimum Site Area	500 square metres	500 square metres	N/A
Site Frontage	15 metres	15 metres	N/A
Maximum Site Coverage	75%	75%	Included in total site coverage
Maximum Height	12 metres	12 metres	30 metres
Front Yard Setback	3.0 metres ⁴ 45.7 metres ⁵	3.0 metres ⁴ 45.7 metres ⁵	3.0 metres ⁴ 45.7 metres ⁵
Side Yard Setback	3.0 metres ⁴	3.0 metres ⁴	3.0 metres ⁴
Rear Yard Setback	6.0 metres ⁴	6.0 metres ⁴	6.0 metres ⁴
⁴ Measured from the property line of an internal/urban street			
⁵ Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.			

11.5.2 Notwithstanding subsection 11.5.1, Council may approve a greater building or structure height where:

- i. Additional height is necessary for the industrial process or operation;
- ii. The development complies with applicable airport, telecommunications, utility, and other regulatory requirements;
- iii. Fire protection and emergency access are adequate;
- iv. The structure will not create an unreasonable visual, shadowing, or land use compatibility effect; and
- v. Any additional setbacks or mitigation required by Council are provided.

11.5.3 A larger site area, frontage, or yard may be required where necessary to accommodate:

- i. Private water supply or wastewater disposal;
- ii. Heavy vehicle access, circulation, parking, loading, or staging;
- iii. Outdoor storage or processing;

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- iv. Fire protection and emergency access;
- v. Drainage, stormwater management, or spill containment;
- vi. Hazardous material storage or required separation distances;
- vii. Landscaping, buffering, or screening;
- viii. An easement, utility, pipeline, or right-of-way;
- ix. Environmentally sensitive or hazard lands; or
- x. Another site-specific constraint identified through the subdivision or development review.

11.5.4 Meeting the minimum site area or frontage does not establish that a site is suitable for the proposed development.

11.5.5 An attached accessory building shall be considered part of the principal building and shall comply with the principal building requirements.

11.6 Industrial Development Adjacent to Sensitive Uses

11.6.1 Where an industrial site adjoins a residential, hamlet, lakeshore, recreational, or institutional district or use, the required adjoining yard shall remain free of industrial buildings, outdoor processing, loading areas, waste storage areas, and hazardous material storage.

11.6.2 The adjoining yard may contain landscaping, fencing, berms, drainage works, fire access routes, or other buffering and protective features approved by the RM.

11.6.3 Council may require:

- i. A greater separation distance;
- ii. Retention or establishment of a vegetated buffer;
- iii. An opaque fence, landscaped berm, or other visual screen;
- iv. Relocation or enclosure of equipment and outdoor areas;
- v. Restrictions on operating hours, lighting, loading, or vehicle movements; and
- vi. Other site-specific measures reasonably necessary to protect the sensitive use.

11.6.4 Loading area, truck-staging areas, refuse containers, outdoor storage, and mechanical equipment shall be located away from a sensitive-use boundary where reasonably practicable.

11.7 Outdoor Operations and Storage

11.7.1 Outdoor storage, processing, equipment parking, and other outdoor industrial activities shall:

- i. Be located entirely within the approved site;
- ii. Not occupy a required parking, loading, access, or emergency response area;
- iii. Not obstruct drainage works, utilities, sight triangles, or easements;
- iv. Be separated from public roads and sensitive land uses by the applicable required yard;
- v. Be screened where required by Council or the Development Officer under this Bylaw; and
- vi. Comply with the applicable General Regulations.

11.7.2 Materials, products, equipment, and waste shall be stored in a stable and orderly manner and shall not create a public safety hazard.

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11.7.3 Outdoor storage shall not extend onto a public road, road allowance, municipal reserve, drainage easement, or other public land without written authorization from the applicable authority.

11.7.4 Outdoor storage or processing involving fuel, chemicals, hazardous materials, contaminated materials, or waste shall provide the containment and protective measures required by the applicable regulatory authority.

11.8 Access, Parking, and Loading

11.8.1 Every industrial development shall have legal and physically suitable access to a developed road capable of accommodating the anticipated traffic.

11.8.2 Accesses and internal circulation routes shall be designed to:

- i. Accommodate the largest vehicle reasonably expected to use the site;
- ii. Permit vehicles to enter and leave the site safely;
- iii. Minimize reversing movements onto a public road;
- iv. Avoid conflicts among trucks, passenger vehicles, pedestrians, and emergency vehicles;
- v. Maintain adequate sight distance; and
- vi. Prevent mud, aggregate, waste, or other material from being deposited onto a public road.

11.8.3 Parking, loading, unloading, and vehicle staging shall be accommodated entirely within the site.

11.8.4 Where an industrial development is expected to generate substantial heavy vehicle traffic, the applicant may be required to provide a Traffic or Road Impact Assessment and enter into an applicable municipal road agreement where authorized by legislation.

11.9 Servicing, Drainage, and Environmental Protection

11.9.1 Every development shall provide water supply, wastewater disposal, drainage, stormwater management and solid-waste management appropriate to the nature and scale of the proposed use.

11.9.2 No industrial wastewater, process water, contaminated runoff, sewage, or other pollutant shall be discharged onto the ground or into a road ditch, drainage system, water body, watercourse, or wetland except as authorized by the applicable regulatory authority.

11.9.3 Development shall not increase runoff, erosion, sedimentation, flooding, or contamination on an adjacent property or public road.

11.9.4 An applicant may be required to provide technical information proportionate to the proposed development, including:

- i. A site grading, drainage, or Stormwater Management Plan;
- ii. A hydrogeological or hydrological assessment;
- iii. A Traffic or Road Impact Assessment;
- iv. A noise, dust, odour, vibration, or air-quality assessment;
- v. A hazardous material management plan;
- vi. A Spill Prevention and Emergency Response Plan;
- vii. A fire protection or emergency response plan;

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- viii. An environmental site assessment; or
- ix. Other information prepared by a qualified professional.

11.9.5 The storage, handling, and disposal of fuel, chemicals, hazardous materials, and waste shall comply with all applicable federal and provincial requirements.

11.10 Existing and Former Industrial Site

11.10.1 Where a site is known or reasonably suspected to have been contaminated by a former or existing industrial activity, the RM may require an environmental site assessment prepared by a qualified professional before approving redevelopment or a change of use.

11.10.2 Where contamination is identified, the applicant shall obtain any required provincial approval and complete the remediation or risk management measures required by the applicable regulatory authority before the affected development is occupied or used.

11.10.3 Municipal approval shall not constitute certification that an industrial site is free from contamination or suitable for a particular use.

11.11 Application of other Regulations

11.11.1 The requirements of this Section apply together with all other applicable provisions of this Bylaw.

11.11.2 Where another provision of this Bylaw establishes a more specific requirement for a particular industrial use of development, the more specific requirement shall apply.

11.11.3 Where two applicable provisions impose different standards, the more stringent standard shall apply unless this Bylaw expressly provides otherwise.

11.11.4 Any use not listed as permitted or discretionary in this District and not determined to be substantially similar to a listed use in accordance with this Bylaw, is prohibited.

11.11.5 Municipal approval does not constitute or guarantee approval under any provincial or federal legislation.

12 CS – Community Service District

12.1 Purpose

12.1.1 The purpose of the Community Service District is to accommodate public, municipal, institutional, educational, cultural, health, emergency service, recreational, and other community-oriented uses.

12.1.2 Development within the Community Service District shall:

- i. Provide suitable locations for facilities and services that support residents, visitors, and the broader community;
- ii. Accommodate municipal, public, and community infrastructure;
- iii. Provide safe and convenient public access;
- iv. Maintain compatibility with surrounding residential, agricultural, recreational, and commercial development;
- v. Provide adequate water supply, wastewater disposal, drainage, parking, and emergency access;
- vi. Minimize traffic, noise, lighting, and other potential effects on neighbouring properties; and
- vii. Support the long-term availability and adaptability of community-service lands and facilities.

12.1.3 All development within the Community Service District shall comply with the applicable General Regulations, Specific Land Use Regulations and other provisions of this Bylaw.

12.2 Permitted Uses

12.2.1 The following principal uses are permitted in the Community Service District:

- i. Municipal administrative offices;
- ii. Municipal buildings, facilities, and works having limited effects on surrounding properties;
- iii. Public parks, playgrounds, and passive outdoor recreational facilities;
- iv. Public libraries, archives, museums, and interpretive facilities;
- v. Community gardens;
- vi. Government offices and public service facilities having limited effects on surrounding properties;
- vii. Conservation, environmental protection, and public access facilities; and
- viii. Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

12.2.2 A permitted use shall be classified as a Discretionary Use where, in the opinion of the Development Officer, its proposed size, capacity, operating characteristics, traffic generation, outdoor activities, or potential effects are characteristic of a discretionary use listed in subsection 12.3.1.

12.3 Discretionary Uses

12.3.1 The following uses may be considered as Discretionary Uses in the Community Service District:

- i. Community centers and community halls;
- ii. Cultural, performing arts, and assembly facilities;
- iii. Places of worship and religious institutions;

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- iv. Educational institutions, including schools, training facilities, and associated school grounds;
- v. Day Care Centers and Day Care Homes, subject to the applicable Specific Land Use Regulations;
- vi. Health clinics, medical offices, and community health facilities;
- vii. Hospitals and emergency health facilities;
- viii. Residential care homes and personal care homes, subject to the applicable Specific Land Use Regulations;
- ix. Seniors' residences and assisted-living facilities;
- x. Emergency service facilities, including firehalls, ambulance stations, police facilities, and Emergency Helipads;
- xi. Cemeteries, columbaria and crematoria;
- xii. Indoor recreational facilities;
- xiii. Arenas, curling rinks, and similar community recreational facilities;
- xiv. Outdoor recreational facilities that may generate traffic, noise, lighting, or other effects on surrounding properties;
- xv. Fairgrounds, exhibition grounds, and agricultural society facilities;
- xvi. Public works shops, equipment storage yards, and maintenance facilities;
- xvii. Animal shelters operated by a public authority or non-profit organization;
- xviii. Public utilities or utility facilities that may materially affect surrounding properties;
- xix. Telecommunication facilities;
- xx. One caretaker or security dwelling accessory to an approved principal use;
- xxi. Accessory commercial services directly associated with and subordinate to an approved community-service use;
- xxii. Buildings, structures, or uses accessory to an approved Discretionary Use; and
- xxiii. Other uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

12.3.2 When considering a Discretionary Use, Council shall evaluate the application under the general discretionary-use criteria established in this Bylaw and shall also consider:

- i. The public or community purpose served by the proposed development;
- ii. The nature, scale, capacity, and intensity of the proposed development;
- iii. Compatibility with surrounding residential, agricultural, recreational, commercial, and institutional development;
- iv. The size, height, location, and exterior design of the proposed buildings and structures;
- v. Anticipated attendance, occupancy, traffic, and parking demand;
- vi. Proposed days and hours of operation;
- vii. Anticipated noise, lighting, odour, and outdoor activity;
- viii. The adequacy and safety of road access, pedestrian access, and vehicle circulation;
- ix. The adequacy and location of parking, loading, passenger drop-off, and emergency access areas;
- x. Water supply, wastewater disposal, drainage, and stormwater management;
- xi. Fire protection and emergency response requirements;

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- xii. Proposed landscaping, fencing, buffering, and screening;
- xiii. Accessibility for persons with disabilities;
- xiv. The potential for expansion or intensification of the facility;
- xv. The cumulative effects of the proposed use together with other development in the area; and
- xvi. Any additional information or mitigation reasonably required under this Bylaw.

12.4 Accessory Uses, Buildings, and Structures

12.4.1 The following uses, buildings, and structures are permitted where accessory and subordinate to an approved principal use:

- i. Administrative and operational offices;
- ii. Classrooms, meeting rooms, and program spaces;
- iii. Kitchens and food service facilities serving users of the principal facility;
- iv. Concession stands and refreshment services associated with a recreational, cultural, or community facility;
- v. Storage and maintenance buildings;
- vi. Recreational fields, courts, playgrounds, and activity areas;
- vii. Bleachers, spectator seating, and shelters;
- viii. Washrooms, change rooms, and shower facilities;
- ix. Parking, loading, passenger drop-off, and vehicle circulation areas;
- x. Pathways, walkways, and bicycle parking facilities;
- xi. Landscaping, gardens, and outdoor gathering areas;
- xii. Fences, gates, and security structures;
- xiii. Garbage, recycling, and waste storage enclosures;
- xiv. Signs;
- xv. Renewable energy systems serving only the site and not classified as Commercial Solar Energy Systems or Commercial Wind Energy Systems; and
- xvi. Other uses, buildings, or structures determined by the Development Officer to be customarily accessory and subordinate to the approved principal use.

12.4.2 An accessory commercial use shall:

- i. Primarily serve the users of the principal community-service use;
- ii. Remain subordinate to the principal use in floor area, activity, and character;
- iii. Not be established or operated as an independent principal use; and
- iv. Comply with any conditions imposed as part of the approval of the principal use.

12.4.3 A caretaker or security dwelling shall not be established as a permitted accessory use and shall require Discretionary Use approval under subsection 12.3.1.

12.4.4 Sea or Rail Containers shall be governed by the applicable General Regulations and shall not be permitted solely because accessory storage buildings are allowed in this District.

12.5 Site and Development Standards

12.5.1 Unless otherwise provided in this Bylaw, development shall comply with the following requirements, within Table 12-1:

Table 12-1: CS – Community Service District Regulations and Development Standards			
	Permitted Use	Discretionary Use	Accessory Buildings and Structures
Minimum Site Area	225 square metres	225 square metres	N/A
Site Frontage	7.5 metres	7.5 metres	N/A
Maximum Floor Area	N/A	N/A	110 square metres (1187 sq. ft.)
Maximum Site Coverage	75%	75%	Included in total site coverage
Maximum Height	12 metres	12 metres	9 metres
Front Yard Setback	1.5 metres ⁴ 45.7 metres ⁵	1.5 metres ⁴ 45.7 metres ⁵	1.5 metres ⁴ 45.7 metres ⁵
Side Yard Setback	1.5 metres ⁴	1.5 metres ⁴	1.5 metres ⁴
Rear Yard Setback	3.0 metres ⁴	3.0 metres ⁴	3.0 metres ⁴
⁴ Measured from the property line of an internal/urban street			
⁵ Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways.			

12.5.2 Notwithstanding subsection 12.5.1, Council may approve a greater building or structure height where:

- The additional height is necessary for the approved community service use;
- Fire protection and emergency access are adequate;
- The development complies with applicable airport, telecommunications, utility, and other regulatory requirements;
- The additional height will not create an unreasonable effect on neighbouring properties; and
- Any additional setbacks or mitigation required by Council are provided.

12.5.3 A larger site area, frontage, or yard may be required where necessary to accommodate:

- Private water supply or wastewater disposal;
- Anticipated occupancy and attendance;
- Parking, loading, passenger drop-off, or bus circulation;
- Fire protection and emergency access;
- Outdoor recreational or assembly areas;
- Drainage or stormwater management;
- Landscaping, buffering, or screening;
- An easement, utility, pipeline, or right-of-way;
- Environmentally sensitive or hazard lands; or
- Another site-specific constraint identified through the subdivision or development review.

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12.5.4 Meeting the minimum site area or frontage does not establish that a site is suitable for the proposed development.

12.5.5 An attached accessory building shall be considered part of the principal building and shall comply with the principal building requirements.

12.6 Development Adjacent to Residential Uses

12.6.1 Where a Community Service District site adjoins a residential, hamlet, or lakeshore district or an existing dwelling, the development shall be designed to minimize adverse effects on the residential property.

12.6.2 Council may require:

- i. A greater building or activity setback;
- ii. Retention or establishment of a vegetated buffer;
- iii. Landscaping, an opaque fence, berm, or other visual screen;
- iv. Relocation or screening of parking, loading, and waste storage areas;
- v. Shielding and direction of exterior lighting;
- vi. Restrictions on the location or hours of outdoor activities;
- vii. Measures to manage noise, traffic, and pedestrian activity; and
- viii. Other site-specific measures reasonably necessary to maintain land-use compatibility.

12.6.3 Mechanical equipment, refuse containers, loading areas, bus-loading areas, outdoor storage, and service entrances shall be located away from an adjoining residential property where reasonably practicable.

12.6.4 Required buffering and screening shall not interfere with sight triangles, drainage, utilities, public access, or emergency response.

12.7 Access, Parking, and Pedestrian Circulation

12.7.1 Every development shall have legal and physically suitable access to a developed road capable of accommodating the anticipated traffic.

12.7.2 Accesses and internal circulation routes shall be designed to:

- i. Provide safe entry to and exit from the site;
- ii. Accommodate passenger vehicles, buses, service vehicles, and emergency vehicles reasonably expected to use the site;
- iii. Minimize conflicts among vehicles, pedestrians, and cyclists;
- iv. Provide adequate sight distance;
- v. Avoid unnecessary reversing movements onto a public road; and
- vi. Maintain access to adjacent properties and municipal infrastructure.

12.7.3 Parking, loading, passenger drop-off, and vehicle staging areas shall be provided entirely within the site unless an alternative arrangement is approved under the General Regulations.

12.7.4 Where the proposed use may generate periods of concentrated attendance, the applicant may be required to provide:

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- i. A parking and traffic management plan;
- ii. Designated passenger drop-off and pick-up areas;
- iii. Bus parking and circulation areas;
- iv. Pedestrian crossings, walkways, or barriers;
- v. Overflow-parking arrangements;
- vi. Traffic-control measures for events or peak periods; and
- vii. Other measures necessary to protect public safety and maintain access.

12.7.5 Pedestrian routes between buildings, parking areas, public roads, and outdoor activity areas shall be designed to provide safe and reasonable direct access.

12.8 Landscaping and Site Design

12.8.1 Development shall provide landscaping appropriate to the size, function, and location of the site.

12.8.2 Landscaping may include:

- i. Retention of existing trees and vegetation;
- ii. Planting of trees, shrubs, and ground cover;
- iii. Landscaped islands within parking areas;
- iv. Buffers along property boundaries;
- v. Screening around mechanical equipment and waste storage areas;
- vi. Pedestrian plazas, seating areas, and community gardens; and
- vii. Erosion-resistant vegetation within drainage areas.

12.8.3 Parking and loading areas shall be located and designed to reduce their visual and operational effects on public roads and adjoining properties.

12.8.4 Exterior lighting shall:

- i. Be appropriate to the use and level of public activity;
- ii. Support pedestrian, vehicle, and site security;
- iii. Be directed downward and shielded;
- iv. Avoid unreasonable illumination of neighbouring properties and public roads; and
- v. Comply with the applicable General Regulations.

12.8.5 Waste and recycling containers shall be screened where reasonably practicable and located so they do not interfere with access, parking, pedestrian movement, drainage, or snow removal.

12.9 Servicing, Drainage, and Infrastructure

12.9.1 Every development shall provide a water supply and wastewater disposal system acceptable to the RM and authorized by the applicable provincial authority.

12.9.2 The servicing system shall be suitable for the proposed occupancy, public use, food service, washroom facilities, and other activities associated with the development.

12.9.3 Where municipal or communal water or wastewater services are available or planned, Council may require development to connect to those services where authorized by law and technically feasible.

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12.9.4 Development shall not:

- i. Obstruct a natural or constructed drainage course;
- ii. Direct additional runoff onto an adjacent property;
- iii. Cause ponding, erosion, sedimentation, or icing on a public road or neighbouring property;
- iv. Adversely affect a municipal ditch, culvert, or drainage work; or
- v. Increase the risk of flooding or property damage.

12.9.5 The RM may require a site-grading, drainage, or Stormwater Management Plan proportionate to the nature, scale, and potential effects of the proposed development.

12.9.6 Where development requires a new or upgraded road, approach, culvert, drainage work, utility, or other municipal infrastructure, the applicant may be required to enter into an agreement with the RM and shall be responsible for development related costs attributable to the proposal where authorized by legislation.

12.10 Emergency Service Facilities and Emergency Helipads

12.10.1 An emergency service facility shall be located and designed to provide safe and efficient emergency response while minimizing unnecessary effects on neighbouring properties.

12.10.2 Council may establish conditions relating to:

- i. Emergency vehicle access and circulation;
- ii. Access to municipal and provincial roads;
- iii. Equipment and vehicle-storage areas;
- iv. Training areas and outdoor operations;
- v. Exterior lighting;
- vi. Sirens, alarms, and other operational noise;
- vii. Fuel and hazardous material storage;
- viii. Drainage and containment;
- ix. Landscaping, fencing, and screening; and
- x. Other matters reasonably necessary to protect public safety and neighbouring properties.

12.10.3 An Emergency Helipad shall:

- i. Be accessory to or associated with a hospital, health facility, emergency service facility, or other public emergency response function;
- ii. Be used primarily for emergency medical, public safety, or disaster response purposes;
- iii. Provide suitable access for emergency vehicles and patient transfer;
- iv. Comply with all applicable federal and provincial requirements; and
- v. Not be interpreted as permitting a private airstrip, private airport, or general aviation facility.

12.11 Cemeteries, Columbaria, and Crematoria

12.11.1 A cemetery, columbarium, or crematorium shall comply with the applicable Specific Land Use Regulations and all provincial requirements.

12.11.2 When considering an application, Council shall consider:

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- i. Site access and parking;
- ii. Funeral procession and service traffic;
- iii. Compatibility with neighbouring land uses;
- iv. Groundwater, surface water, drainage, and soil conditions;
- v. Landscaping, fencing, and long-term site maintenance;
- vi. The location of buildings, burial areas, and accessory structures;
- vii. The capacity and anticipated operating life of the site; and
- viii. Any applicable provincial license or approval.

12.11.3A crematorium shall not be approved unless Council is satisfied that emissions, odour, traffic, hours of operation and other potential effects can be appropriately managed.

12.12 Application of Other Regulations

12.12.1 The requirements of this Section apply together with all other applicable provisions of this Bylaw.

12.12.2 Where another provision of this Bylaw establishes a more specific requirement for a particular use or development, the more specific requirement shall apply.

12.12.3 Where two applicable provisions impose different standards, the more stringent standard shall apply unless this Bylaw expressly provides otherwise.

12.12.4 Any use not listed as permitted or discretionary in this District and not determined to be substantially similar to a listed use in accordance with this Bylaw, is prohibited.

12.12.5 Municipal approval does not constitute or guarantee approval under any provincial or federal legislation.

13 F – Provincial Forest District

13.1 Purpose

- 13.1.1 The purpose of the Provincial Forest District is to recognize lands within the provincial forest and provide for forestry, resource management, wildlife management, conservation, recreation and other activities authorized by the Province.
- 13.1.2 This District is intended to:
- i. Recognize the Province’s responsibility for administering the provincial Crown Land, forest resources, and related activities;
 - ii. Maintain compatibility between municipal land use planning and provincial forest management objectives;
 - iii. Discourage incompatible subdivision and permanent development within the provincial forest;
 - iv. Provide for municipal review of private, leased, commercial, or other development where municipal approval is required by law; and
 - v. Protect municipal roads, approaches, culverts, drainage works, and other infrastructure from development related effects.
- 13.1.3 Nothing in this Section shall:
- i. Authorize the occupation or use of provincial Crown land without the applicable provincial tenure, disposition, license, permit, or other authorization;
 - ii. Authorize the harvesting or removal of timbers, minerals, aggregate, vegetation, or another Crown resource;
 - iii. Replace the approval required under provincial or federal legislation;
 - iv. Regulate the allocation, disposition, or management of provincial Crown resources except to the extent authorized by law; or
 - v. Exempt a private, leased, commercial, or other development from a municipal approval that is applicable under law.

13.2 Permitted Uses

- 13.2.1 The following principal uses are permitted in the Provincial Forest District, subject to any applicable provincial authorization:
- i. Forest management and silviculture;
 - ii. Reforestation, afforestation, and forest renewal activities;
 - iii. Timber cruising, forest inventory, and resource assessment;
 - iv. Commercial timber harvesting and associated temporary operational activities;
 - v. Wildfire prevention, fuel management, and forest health activities;
 - vi. Wildlife and fisheries management;
 - vii. Wildlife management areas, conservation areas, and natural areas;
 - viii. Habitat restoration and environmental protection projects;
 - ix. Grazing and haying authorized by the Province;

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- x. Wild-rice cultivation and harvesting;
- xi. Berry picking, plant gathering, and similar botanical resource activities;
- xii. Hunting, trapping, angling, and other lawful resource harvesting activities that do not involve permanent development;
- xiii. Nature interpretation and environmental education activities;
- xiv. Non-motorized trails, including hiking, cross-country skiing and nature trails;
- xv. Picnic sites and day-use areas having limited facilities;
- xvi. Highway rest stops and public roadside facilities;
- xvii. Public works, wildfire management facilities and emergency response facilities having limited effects on surrounding lands;
- xviii. Public utilities and utility structures having limited effects on surrounding lands; and
- xix. Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

13.2.2 A lawful activity listed in subsection 13.2.1 that does not involve the construction or placement of a permanent building or structure, subdivision of land, establishment of a private or commercial facility, connection to a municipal road, or another form of development requiring municipal approval shall not require a Development Permit.

13.2.3 A provincial authorization does not, by itself, determine whether a municipal Development Permit is required. Where uncertainty exists, the Development Officer shall determine whether the proposal constitutes development requiring municipal approval under the Act and this Bylaw.

13.3 Discretionary Uses

13.3.1 The following principal uses may be considered as Discretionary Uses where municipal approval is applicable:

- i. Seasonal or remote cabins;
- ii. Commercial outfitting operations and hunting or fishing base camps, Institutional camps and wilderness camps;
- iii. Public campgrounds, rental cabins, and other nature-based tourism or accommodation facilities, excluding a Recreational Vehicle Park or Multi-Site Recreational Vehicle Development;
- iv. Developed recreational facilities, including motorized recreational staging areas, boat launches, and public water access facilities;
- v. An aggregate resource development, subject to the applicable Specific Land Use Regulations;
- vi. Forestry, mineral, petroleum, or natural gas operations involving permanent processing, storage, maintenance, or surface facilities that may materially affect surrounding land uses or municipal infrastructure;
- vii. Telecommunications and utility facilities that may materially affect surround land uses or municipal infrastructure;
- viii. Work camps directly associated with an authorized forestry or resource operation;
- ix. Buildings, structures, or uses accessory to an approved Discretionary Use; and

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- x. Other uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

13.3.2 A use undertaken by or on behalf of the Province shall not require Discretionary Use approval solely because it involves provincial forest management, timber harvesting, silviculture, wildlife management, conservation, wildfire management, or another provincial Crown land management activity. A provincial lease, license, disposition, permit, or other authorization issued to a private person or commercial operator does not, by itself, exempt the resulting development from applicable municipal approval.

13.3.3 An asphalt plant, concrete plant, permanent manufacturing facility or other industrial processing use shall not be considered part of a forestry, mining, or aggregate resource development and shall require rezoning to an appropriate district.

13.3.4 A provincial license, lease, disposition, permit, or approval does not constitute municipal approval where municipal approval is required by law. Municipal approval does not authorize the occupation of use of provincial Crown land or replace a required provincial or federal approval.

13.3.5 When considering a Discretionary Use, Council shall evaluate the application under the general discretionary-use criteria established by this Bylaw and shall also consider:

- i. Consistency with the purpose of the Provincial Forest District;
- ii. The nature, scale, intensity, and anticipated duration of the proposed use;
- iii. The status of provincial Crown land tenure and required provincial approvals;
- iv. Effects on sustainable forest management and forest renewal activities;
- v. Effects on wildlife, fisheries, habitat, wetlands, water bodies, and watercourses;
- vi. Effects on hunting, trapping, angling, gathering, and public recreation;
- vii. Wildfire risk, fuel management, emergency access and evacuation requirements;
- viii. Anticipated clearing, grading, excavation, and alteration of natural drainage;
- ix. Water supply, wastewater disposal, and solid waste management;
- x. Noise, dust, vibration, lighting, odour, and emissions;
- xi. Access, traffic generation, haul routes, and effects on municipal roads and infrastructure;
- xii. Proximity to residences, cabins, recreational areas, and other sensitive uses;
- xiii. Proposed vegetation retention, buffers, screening, and site restoration;
- xiv. Cumulative effects together with other forest, resource, and recreational activities;
- xv. The proposed decommissioning and reclamation of the site; and
- xvi. Any additional information or mitigation reasonably required under this Bylaw.

13.3.6 Council shall not impose a condition that purports to regulate Crown land tenure, forest management practices, resource allocation, timber harvesting, wildlife management, wildfire suppression, or another matter outside municipal jurisdiction.

13.4 Provincial Standards and Municipal Requirements

13.4.1 Buildings, structures, and uses customarily accessory and subordinate to an approved principal use may be permitted where:

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- i. They are included within the applicable provincial authorization;
- ii. They are located on the same site or within the same provincially authorized development area as the principal use;
- iii. They do not establish an independent residential, commercial, or industrial use; and
- iv. Any municipal approval applicable under law has been obtained.

13.4.2 Accessory uses, buildings, and structures may include

- i. Administrative and operation offices;
- ii. Equipment storage and maintenance buildings;
- iii. Temporary equipment staging and material storage areas;
- iv. Employee facilities;
- v. Shelters, viewing platforms, and interpretive structures;
- vi. Trailheads, signs, and information kiosks;
- vii. Parking and vehicle staging areas;
- viii. Docks and water access structures authorized by the applicable authority;
- ix. Wildfire protection and emergency response structures;
- x. Water supply, wastewater, and waste management facilities serving the approved use;
- xi. Fences, gates, and controlled access structures; and
- xii. Other uses, buildings, or structures determined by the Development Officer to be customarily accessory and subordinate to the approved principal use.

13.4.3 An accessory building or structure shall not be used as a dwelling or overnight accommodation unless expressly approved as part of a remote cabin, institutional camp, wilderness camp, outfitting operation, or work camp.

13.4.4 Sea or Rail Containers shall be governed by the applicable General Regulations and shall not be permitted solely because equipment or material storage is allowed in this District.

13.5 Provincial Standards and Municipal Requirements

13.5.1 The use and development of provincial Crown land within the Provincial Forest District shall be subject to the legislation, regulations, plans, licenses, dispositions, permits, and other requirements administered by the province.

13.5.2 No minimum site area, site frontage, yard, building height, or site coverage requirement is prescribed by this District for an activity undertaken by or on behalf of the Province in the exercise of its provincial forest, resource management, conservation, wildlife management, wildfire management or public purposes. This exemption does not apply solely because a private, leased, or commercial development has received a provincial lease, license, disposition, permit, or other authorization.

13.5.3 A private, leased, commercial, or other development that is subject to municipal zoning requirements shall comply with:

- i. The applicable General Regulations and Specific Land Use Regulations;
- ii. Any standards or conditions established through an applicable Discretionary Use approval;

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- iii. Municipal requirements respecting access to and effects on municipal roads, approaches, bridges, culvers and drainage works; and
- iv. All applicable provincial and federal requirements.

13.5.4 Where municipal approval is required, Council may establish site specific conditions concerning matters within municipal jurisdiction, including:

- i. The location of private or commercial buildings and structures;
- ii. Legal and physical access;
- iii. Connections to municipal roads and road allowances;
- iv. Traffic generation and effects on municipal infrastructure;
- v. Parking, loading, and vehicle circulation;
- vi. Private water supply and wastewater disposal;
- vii. Drainage effects on municipal infrastructure or adjacent property;
- viii. Compatibility with adjoining land uses;
- ix. The duration and removal of temporary private or commercial development; and
- x. Other land use matter authorized by the Act and this Bylaw.

13.5.5 Municipal conditions shall be coordinated with the applicable provincial authority where reasonably necessary to avoid conflict, inconsistency, or unnecessary duplication.

13.5.6 A provincial license, lease, disposition, permit, or approval does not constitute municipal approval where required by law.

13.5.7 Municipal approval does not authorize the occupation or use of provincial Crown land or replace a required provincial or federal approval.

14 CON – Conservation District

14.1 Purpose

14.1.1 The purpose of the Conservation District (CON) is to protect environmentally sensitive, hazardous, or development-constrained lands and maintain their ecological, hydrological, shoreline, habitat, and natural-resource functions.

14.1.2 The District may include:

- i. Wetlands, watercourse, riparian areas, and shorelands;
- ii. Floodways, flood-prone lands, and natural drainage areas;
- iii. Steep, unstable, or erosion-prone lands;
- iv. Wildlife and waterfowl habitat;
- v. Natural areas, conservation lands, and environmentally sensitive areas;
- vi. Lands required to protect surface water or groundwater;
- vii. Municipal, provincial, or private conservation areas; and
- viii. Other lands where development should be limited because of environmental conditions, natural hazards, or public safety concerns.

14.1.3 Development within the Conservation District shall:

- i. Protect environmental functions and natural drainage;
- ii. Avoid or minimize disturbance of vegetation, soils, shorelines, wetlands, and habitat;
- iii. Prevent development that would increase flooding, erosion, slope instability, contamination, or other hazards;
- iv. Support conservation, restoration, environmental education, and compatible low-impact recreation;
- v. Maintain public access where legally established; and
- vi. Avoid establishing an expectation of future residential, commercial, or industrial development.

14.1.4 All development within the Conservation District shall comply with the applicable General Regulations, Specific Land Use Regulations and other provisions of this Bylaw.

14.2 Permitted Uses

14.2.1 The following principal uses are permitted in the Conservation District:

- i. Conservation areas and natural areas;
- ii. Wildlife and waterfowl habitat;
- iii. Habitat restoration and environmental protection projects;
- iv. Wetland, shoreline, riparian, and watershed restoration;
- v. Environmental research, monitoring, and education that do not involve permanent buildings;
- vi. Afforestation, forest management, and silviculture undertaken for conservation purposes;
- vii. Passive outdoor recreation, including walking, hiking, cross-country skiing, nature observation, and similar low-impact activities;
- viii. Non-motorized trails having limited environmental effects;

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- ix. Existing lawful agricultural activities that do not involve new buildings, increased livestock intensity, drainage alteration, cultivation of previously uncultivated environmentally sensitive land or expansion into a protected area;
- x. Public utilities and drainage, flood-control, or erosion-control works having limited environmental effects and authorized by the applicable authority; and
- xi. Other uses determined by the Development Officer to be substantially similar in character and effect to a permitted use listed in this subsection.

14.2.2 A permitted use shall be classified as a Discretionary Use where, in the opinion of the Development Officer, it includes:

- i. A permanent building or structure;
- ii. Substantial vegetation removal;
- iii. Grading, filling, excavation, or drainage alteration;
- iv. Shoreline or wetland alteration;
- v. Motorized public access;
- vi. Significant parking or vehicle traffic; or
- vii. Another activity having the potential to materially affect the environmental or hazard related characteristics of the land.

14.3 Discretionary Uses

14.3.1 The following principal uses may be considered as Discretionary Uses:

- i. One single detached dwelling on a site, including a conventionally constructed, modular, ready to move home;
- ii. Secondary suites, Garage Suites, and Garden Suites;
- iii. Bed and Breakfast Home and Short-term Rental Accommodation within an approved dwelling;
- iv. Recreational vehicle used as a principal use;
- v. Institutional camps, retreat centers, and outdoor education facilities;
- vi. Public or commercial outdoor recreational facilities compatible with the conservation purpose of the District;
- vii. Public utilities, telecommunications facilities, and transportation facilities;
- viii. Cemeteries;
- ix. Buildings, structures, and uses accessory to an approved Discretionary Use; and
- x. Other uses determined by Council to be substantially similar in character and effect to a Discretionary Use listed in this subsection.

14.3.2 When considering a Discretionary Use, Council shall evaluate:

- i. The environmental sensitivity and physical suitability of the site;
- ii. Potential effects on water bodies, wetlands, drainage, wildlife habitat, and natural vegetation;
- iii. Flood, erosion, slope-instability, wildfire, and other natural hazards;
- iv. The suitability of access, water supply, and wastewater disposal;
- v. Compatibility with surrounding land uses;

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- vi. The extent of proposed clearing, grading, filling, and site disturbance;
- vii. The need for setbacks, buffers, screening, or environmental protection measures; and
- viii. Applicable provincial or federal requirements.

14.3.3 Council may establish conditions concerning the location and extent of development, vegetation retention, environmental buffers, servicing, access, drainage, site restoration, and other matters authorized by this Bylaw and applicable legislation.

14.4 Accessory Uses, Buildings, and Structures

- 14.4.1 Customary accessory uses, buildings, and structures are permitted where accessory and subordinate to an approved principal use
- 14.4.2 Sea or Rail Containers shall be governed by the General Regulations and shall not be permitted solely because accessory storage is allowed in this District.

14.5 Site and Development Requirements

- 14.5.1 Unless otherwise specified in this Bylaw, development shall comply with the following requirements, in Table 14-1:

Table 14-1: CON – Conservation District Regulations and Development Standards			
	Permitted Use	Discretionary Use	Accessory Buildings and Structures
Site Area Minimum	2.02 ha (5 acres) ^a	0.8 ha (2 acres) ^a	N/A
Site Frontage	60 metres	45 metres	N/A
Minimum Floor Area	N/A	20.44 sq. m. (220 sq. ft.) on the main floor	N/A
Maximum Floor Area	N/A	N/A	110 sq. m. (1187 sq. ft.)
Maximum Site Coverage	50 %	50%	Included in total site coverage
Maximum Height	12 metres	12 metres	9.1 metres
Front Yard Setback	6.0 metres ⁴ 45.7 metres ⁵	6.0 metres ⁴ 45.7 metres ⁵	6.0 metres ⁴ 45.7 metres ⁵
Side Yard Setback	3.0 metres ⁴	3.0 metres ⁴	3.0 metres ⁴
Rear Yard Setback	3.0 metres ⁴ 6.0 metres ⁶	3.0 metres ⁴ 6.0 metres ⁶	3.0 metres ⁴ 6.0 metres ⁶
^a Council may allow for a greater or lesser site area to accommodate unique circumstances, registered right-of-way plans, man-made features, or natural features such as streams, bodies of water, or undevelopable land. ⁴ Measured from the property line of an internal/urban street ⁵ Measured from the centre line of any Highway or Road Allowance. A greater distance may be required by the Ministry of Highways. ⁶ Minimum setback on lakeshore sites.			

- 14.5.2 A greater setback or reduced development area may be required where necessary to protect a water body, wetland, drainage course, unstable slope, wildlife habitat, environmentally sensitive land, or neighbouring property.

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14.5.3 Development shall have legal and physically suitable access and shall provide an approved water supply and wastewater disposal system where required.

14.5.4 Council or the Development Officer may require technical information proportionate to the provided development including, but not limited to an environmental, geotechnical, drainage, flood-hazard, or servicing assessment.

14.6 Application of Other Regulations

14.6.1 The requirements of this Section apply together with the General Regulations, Specific Land Use Regulations, and all other applicable provisions of this Bylaw.

14.6.2 Where another provision establishes a more specific requirement, that requirement shall apply.

14.6.3 Municipal approval does not constitute or guarantee approval under provincial or federal legislation.

1ST READING

15 DEFINITIONS

15.1 Interpretation

- 15.1.1 In this Bylaw, the following words and terms have the meanings assigned to them below. Words and terms not defined in this Bylaw have their ordinary meaning and, where applicable, the meaning assigned by the Act or another applicable enactment.
- 15.1.2 A reference to legislation includes its regulations and any amendment or replacement. If a definition in this Bylaw conflicts with a mandatory definition in applicable legislation, the legislative definition applies.

15.2 Defined Terms

Abattoir: a development in which animals are slaughtered, and meat or meat products are dressed, processed, inspected, stored or prepared for distribution.

Abut or Adjoin: to share all or part of a common site or property boundary.

Accessory Building, Structure or Use: a building, structure or use that is subordinate and incidental to the principal use of the same site.

Act: The Planning and Development Act, 2007, as amended or replaced.

Adjacent: abutting land or land that would abut if not separated by a road, lane, railway, watercourse, utility right-of-way, reserve or similar intervening feature.

Aggregate Resource: sand, gravel, clay, earth, rock or other material occurring on or beneath the surface of land.

Aggregate Resource Development: the exploration, excavation, extraction, stockpiling, crushing, screening, washing or preparation of an Aggregate Resource.

Agricultural Commercial Use: a commercial use that primarily sells agricultural products or equipment or provides services to agricultural operations, including an auction mart, farm-implement dealership, veterinary clinic or agricultural supply business.

Agricultural Industry: the processing, manufacturing, storage or distribution of agricultural products or inputs, including a grain elevator, feed mill, seed-cleaning plant, fertilizer facility, abattoir or similar use.

Agricultural Operation: the use of land, buildings or structures for crop production, horticulture, forestry, livestock production, grazing, beekeeping or another agricultural activity, together with activities normally incidental to producing, handling, storing or preparing agricultural products at the farm gate.

Agricultural Tourism: a tourism, educational or recreational activity conducted in association with an Agricultural Operation or rural setting, including a farm tour, farm attraction, u-pick operation, farm retail outlet or similar activity.

Alteration: a change or addition to a building, structure, site or use, but does not include ordinary maintenance that does not materially change its external dimensions, location or use.

Animal Unit: the kind and number of animals calculated in accordance with The Agricultural Operations Act and its regulations.

Applicant: an owner or a person authorized by the owner who submits an application under this Bylaw.

Approach: the portion of an access crossing a road allowance, ditch or boulevard between a roadway and a site.

Aquifer: a geological formation capable of storing and transmitting groundwater.

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Asphalt Plant: a stationary or mobile facility that heats or dries aggregate and mixes it with asphalt cement to produce asphalt concrete.

Bed and Breakfast Home: an owner-occupied dwelling in which sleeping accommodation and breakfast are provided for compensation to the travelling public, subject to the Specific Land Use Regulations.

Boarding Kennel: a development where domestic animals belonging to persons other than the owner or occupant of the site are kept temporarily for compensation, and which may include incidental grooming, training or day care.

Buffer: land, vegetation, a berm, fence, wall, setback or other feature used to separate land uses or reduce their effects on one another.

Building: a structure having a roof supported by walls or columns and used or intended for the shelter or accommodation of persons, animals, goods, materials or equipment.

Building Bylaw: the bylaw of the Municipality regulating construction, alteration, repair, occupancy, maintenance, relocation or demolition of buildings and structures.

Building Floor Area: the horizontal area of a building measured to the outside surface of exterior walls and to the centre line of a common or fire wall, excluding areas below grade unless otherwise specified.

Building Height: the vertical distance from average finished grade at the building to the highest point of a flat roof, the deck line of a mansard roof, or the average level between the eaves and ridge of a gable, hip or gambrel roof.

Building Official: a person licensed and appointed or engaged by the Municipality to administer and enforce the Building Bylaw and applicable construction legislation.

Building Permit: a permit issued under the Building Bylaw and applicable construction legislation, which is separate from a Development Permit.

Bulk Fuel Sales and Storage: a development used for the bulk storage, distribution or sale of fuel or petroleum products, including a cardlock facility.

Bylaw: this Zoning Bylaw, as amended.

Campground: a site managed as one development that contains two or more campsites for the temporary or seasonal accommodation of tents or Recreational Vehicles and may include accessory washrooms, offices, laundry facilities, recreation areas and servicing facilities.

Campsite: an area within a Campground designated for the placement and occupancy of one tent, Recreational Vehicle or other approved camping unit.

Cannabis Production Facility: a development licensed or intended to be licensed under federal legislation for the cultivation, propagation, processing, testing, packaging, storage or distribution of cannabis, but not including a Cannabis Retail Store or lawful personal cultivation.

Cannabis Retail Store: a provincially authorized retail establishment that sells cannabis or cannabis products to consumers.

Cemetery: land used or intended for the interment of human remains and may include a columbarium, mausoleum and accessory facilities.

Child Care Centre: a facility licensed or required to be licensed as a child care centre under applicable provincial legislation.

Child Care Home: a dwelling in which child care is provided and which is licensed or required to be licensed as a child care home under applicable provincial legislation.

Clean Fill: uncontaminated, non-water-soluble and inert material such as soil, clay, rock, gravel, concrete or masonry, excluding mixed construction waste, organic material, hazardous material and contaminated material.

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Commercial Solar Energy System: a solar-energy conversion system whose principal purpose is to produce electricity for sale or distribution off the site.

Commercial Use: the use of land, buildings or structures for retail, service, office, accommodation, entertainment or other business activity conducted for compensation.

Commercial Wind Energy System: one or more wind-energy conversion systems whose principal purpose is to produce electricity for sale or distribution off the site.

Community Centre: a building or site operated by the Municipality, another public body or a non-profit organization for meetings, recreation, cultural activities or other community purposes.

Community Garden: land cultivated collectively or in individual plots for the production of food, flowers or ornamental plants for personal, community or charitable use.

Comprehensive Development Proposal: a document containing the site, land-use, servicing, access, drainage, phasing and other information required by this Bylaw to evaluate a proposed subdivision, rezoning or development.

Concrete Batch Plant: a stationary or mobile facility that combines aggregate, cement, water or other materials to manufacture concrete.

Conservation Use: the protection, restoration, study or management of land, water, vegetation, wildlife habitat or other natural features.

Contractor Shop and Yard: a development used by a contractor for administration and for the storage, servicing or maintenance of equipment, vehicles, materials or supplies used in the business.

Council: the Council of the Rural Municipality of Mervin No. 499.

Country Residential Development: rural residential development where the principal land requirement is for a dwelling site rather than agricultural production.

Day Care: a Child Care Centre or Child Care Home.

Dedicated Lands: land dedicated as municipal reserve, public reserve, environmental reserve, buffer strip, walkway or municipal utility parcel under the Act.

Development: the carrying out of building, engineering, mining or other operations in, on or over land; a material change in the use or intensity of use of land or a building; the placement or relocation of a building, manufactured home or Recreational Vehicle on land; or the opening or striping of land for Aggregate Resource Development.

Development Appeals Board: the board appointed by Council to hear and decide appeals under the Act.

Development Officer: a person appointed or authorized by Council to administer this Bylaw.

Development Permit: written authorization issued under this Bylaw for a Development, and which does not constitute a Building Permit or another approval required by law.

Discretionary Use: a use that may be approved by Council in a zoning district following the application and public-notice process required by the Act and this Bylaw.

Domestic Animal: a dog, cat or other animal commonly kept in association with a dwelling for companionship or personal enjoyment, but not including livestock, poultry, wild or exotic animals, a kennel or animals kept primarily for agricultural or commercial purposes.

Drainage Course: a natural or constructed channel, depression, ditch, swale or other feature through which surface water flows permanently, intermittently or during runoff events.

Dwelling: a building or part of a building containing one or more Dwelling Units and used or intended for residential occupancy.

Dwelling, Duplex: a building containing two Dwelling Units arranged one above the other or otherwise divided horizontally.

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Dwelling, Manufactured Home: a factory-built

Dwelling constructed to the applicable CSA Z240 MH standard and designed for transport to and installation on a site.

Dwelling, Mobile Home: a transportable factory-built

Dwelling constructed before the current manufactured-home standards and designed for long-term residential occupancy when installed on an approved support system.

Dwelling, Modular: a factory-built Dwelling certified under the applicable CSA A277 procedure and designed for installation on a permanent foundation.

Dwelling, Multiple-Unit: a building containing three or more Dwelling Units, including an apartment, row house or townhouse, but not including a hotel, motel, care home or rooming house.

Dwelling, Ready-to-Move: a new Single Detached Dwelling constructed off-site to the applicable building-code or CSA A277 requirements and moved onto a permanent foundation.

Dwelling, Semi-Detached: a building containing two Dwelling Units arranged side by side and separated by a common wall.

Dwelling, Single Detached: a detached building containing one Dwelling Unit and includes a Modular or Ready-to-Move Dwelling and, where expressly allowed, a Manufactured or Mobile Home.

Dwelling Unit: one or more habitable rooms forming a self-contained residential unit with sleeping, cooking, bathing and sanitary facilities. A Recreational Vehicle is not a Dwelling Unit.

Emergency Helipad: an area used for the occasional landing and takeoff of helicopters for emergency response, medical evacuation, firefighting or public safety.

Emergency-Service Facility: a public facility used by fire, police, ambulance, emergency management or similar services as a base of operations.

Environmental Reserve: land dedicated as environmental reserve under the Act.

Environmentally Sensitive Land: land containing or affecting a water body, wetland, watercourse, riparian area, wildlife habitat, significant natural or heritage feature, flood-prone land, unstable land or another feature requiring protection, mitigation or development constraints.

Equestrian Facility: a development used for boarding, training, instruction, competition or public recreational use of horses, but not including the private keeping of horses or their keeping as part of an Agricultural Operation.

Farm-Based Business: a commercial or industrial activity accessory and subordinate to an Agricultural Operation and conducted in accordance with the Specific Land Use Regulations.

Farmstead: the portion of an Agricultural Operation containing the principal farm dwelling and associated buildings, structures, shelterbelts and yards.

Fence: a structure, wall, hedge or combination thereof used to enclose, screen or divide all or part of a site.

Flood Fringe: the portion of a flood-hazard area outside the floodway where development may be considered subject to floodproofing and applicable requirements.

Floodway: the portion of a flood-hazard area required to convey floodwaters and in which development may obstruct flow, increase flood levels or create an unacceptable risk.

Garage Suite: a self-contained Dwelling Unit located above or within a detached accessory building containing a private garage and situated on the same site as a principal dwelling.

Garden Suite: a self-contained Dwelling Unit located in a detached accessory residential building on the same site as a principal dwelling.

Greenhouse, Commercial: a building or structure used principally to grow plants, produce or horticultural products for sale.

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Hazardous Land: land affected by flooding, erosion, slope instability, subsidence, contamination, wildfire or another natural or human-made condition that may endanger persons, property or the environment.

Home-Based Business: a business, occupation, profession, trade or craft conducted by an occupant of a dwelling as an accessory use that remains secondary to the residential use and complies with the Specific Land Use Regulations.

Industrial Use: the use of land, buildings or structures for manufacturing, processing, assembling, fabricating, repairing, warehousing or storing goods, materials or equipment.

Institutional Use: a public, educational, religious, health, cultural, protective-service or community-oriented use.

Intensive Livestock Operation: a livestock operation that is an intensive livestock operation under The Agricultural Operations Act and its regulations.

Landscaping: the modification or improvement of a site through grading, topsoil, vegetation, planting, walkways or other natural or decorative features.

Legal Access: a legally enforceable means of vehicular access from a site to a public road that is acceptable to the applicable road authority.

Livestock: animals or poultry raised or kept for agricultural purposes, including cattle, horses, sheep, goats, swine, poultry, bees, farmed game animals and other animals recognized as livestock under applicable legislation.

Livestock Operation: an Agricultural Operation involving the raising or keeping of livestock that is not an Intensive Livestock Operation.

Manufactured or Mobile Home Park: a site planned and managed as one development containing two or more sites for occupied Manufactured or Mobile Homes.

Market Garden: land or a greenhouse used to produce vegetables, fruit, flowers or similar horticultural products primarily for sale.

Mineral Resource Development: exploration, extraction, processing or related activity involving oil, gas, potash or another mineral resource, but not including Aggregate Resource Development.

Minor Variance: a variance authorized and processed as a minor variance under the Act and this Bylaw.

Move-In Building: a previously constructed or occupied building that is relocated to another site but does not include a new Ready-to-Move Dwelling, a Manufactured or Mobile Home, or a Recreational Vehicle.

Multi-Parcel Development: a proposed subdivision or development that creates or involves three or more parcels or sites.

Multi-Site Recreational Vehicle Development: a development containing two or more sites intended for the placement or occupancy of Recreational Vehicles, whether the sites are rented, leased, licensed, sold or otherwise assigned, but not including temporary visitor parking accessory to a lawful dwelling.

Municipality or RM: the Rural Municipality of Mervin No. 499.

Municipal Road: a public road under the direction, control and management of the Municipality.

Municipal Reserve: land dedicated as municipal reserve or transferred to the Municipality as former public reserve under the Act.

Municipal Work: a building, structure, facility or activity owned, operated or authorized by the Municipality for municipal purposes.

Natural Area: land or water that is substantially undisturbed and characterized by native vegetation, wildlife habitat or other natural features.

Non-Conforming Building: a building lawfully constructed or under construction that does not comply with a subsequently adopted provision of this Bylaw, as further described in the Act.

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Non-Conforming Site: a lawfully existing site whose area, frontage or dimensions do not comply with a subsequently adopted provision of this Bylaw.

Non-Conforming Use: a lawful use that does not comply with a subsequently adopted provision of this Bylaw, as further described in the Act.

Nuisance: an activity, condition or thing that unreasonably interferes with public safety, health or welfare, the use and enjoyment of property, or the amenity of an area.

Official Community Plan or OCP: the Official Community Plan of the Municipality, as amended.

Outdoor Storage: the accessory use of land for keeping equipment, vehicles, goods or materials outside a building.

Owner: a person registered or entitled to be registered as the owner of land and includes a person acting with the owner's written authorization.

Parcel: a surface parcel as defined in The Land Titles Act, 2000.

Parking Space: an area provided for parking one motor vehicle, exclusive of an access aisle or driveway.

Permanent Foundation: an approved foundation that permanently supports and anchors a building to the site.

Permitted Use: a use that is allowed in a zoning district where it complies with all applicable requirements of this Bylaw.

Personal Care Home: a facility licensed or required to be licensed under The Personal Care Homes Act.

Personal-Service Establishment: a development providing services related to personal care, appearance or personal effects, including a barber, salon, tailor, laundromat or similar use.

Place of Worship: a building or site used for worship and related religious, philanthropic or social activities.

Principal Building, Structure or Use: the main building, structure or use of a site.

Private Solar Energy System: a solar-energy conversion system whose principal purpose is to supply energy for use on the site where it is located.

Provincial Forest: land designated as a provincial forest under applicable provincial legislation.

Provincial Highway: a public highway or proposed public highway under The Highways and Transportation Act, 1997.

Public Utility: a system, work, plant, equipment or service providing water, wastewater, drainage, electricity, natural gas, telecommunications, waste management, transportation or another public service.

Qualified Professional: a person who is licensed, registered or otherwise authorized to practise in Saskatchewan and who has education and experience relevant to the matter being addressed.

Quarter Section: approximately 64.8 hectares, or the remaining portion of an original quarter section after subdivision, road widening, a registered right-of-way or a natural boundary.

Reclamation: the stabilization, restoration and rehabilitation of land following development or disturbance so it is safe, environmentally stable and suitable for an approved use.

Recreational Vehicle or RV: a vehicle or portable unit designed and used for temporary travel, recreation or camping accommodation, including a motor home, travel trailer, fifth-wheel trailer, tent trailer, truck camper and park-model recreational vehicle, but not including a Manufactured or Mobile Home.

Recreational Vehicle Park: a Campground primarily intended for the placement and occupancy of Recreational Vehicles and containing two or more campsites.

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Residential Care Home: a dwelling or facility providing residential accommodation, supervision or care to persons who are unrelated to the operator and that is licensed or approved where required by provincial legislation.

Restaurant: a development where prepared food or beverages are sold to the public for consumption on or off the premises.

Retail Store: a development principally used to sell goods or merchandise directly to the public.

Right-of-Way: land reserved, registered or otherwise authorized for a road, railway, utility, pipeline, drainage work or other linear facility.

Riparian Area: land adjacent to a water body, watercourse or wetland that is influenced by the presence of water and contributes to bank stability, water quality or habitat.

Road: a public roadway, street, lane or road allowance, whether developed or undeveloped.

Safe Building Elevation: the minimum elevation established or accepted by the applicable provincial authority for floodproofing buildings and structures.

Salvage Yard: a site used for collecting, storing, dismantling, processing, recycling, selling or abandoning scrap material, derelict machinery, inoperative vehicles, vehicle parts or discarded goods.

Screening: vegetation, fencing, walls, berms, buildings or other features used to visually shield a use, structure or activity.

Sea or Rail Container: a standardized reusable metal freight container, including a shipping container or sea can, used or converted for storage or another purpose.

Seasonal Campground: a Campground containing one or more campsites assigned to the same occupant for more than four consecutive weeks in a calendar year.

Seasonal Confinement Area: an area where livestock are temporarily confined during winter or another period when pasture cannot meet their feed or water requirements but not including a permanent feedlot or substantially year-round confinement operation.

Secondary Suite: a self-contained Dwelling Unit located within and forming part of a principal dwelling, including within or above an attached garage.

Self-Service Storage Facility: a commercial development containing storage rooms, lockers, containers, modular units or outdoor spaces rented to customers for the storage of goods.

Service Station: a development used for the retail sale of motor fuel and related products, and which may include minor vehicle service, a car wash, towing or an accessory convenience store.

Servicing Agreement: an agreement entered into under the Act respecting the installation, construction, improvement, operation or maintenance of services and facilities associated with a subdivision or development.

Setback: the required minimum horizontal distance between a building, structure, use or activity and a site line, road, water body, other feature or another building, structure, use or activity.

Shoreline: the area at the edge of a water body between the water and the surveyed bank or ordinary high-water mark.

Short-Term Rental Accommodation: the temporary rental of all or part of a Dwelling Unit to the travelling or vacationing public for fewer than 30 consecutive days, but not including a Bed and Breakfast Home, hotel, motel, Campground, care home or tenancy of 30 or more consecutive days.

Sight Triangle: the triangular area formed at the intersection of roads, approaches or other access points that is required to remain unobstructed to maintain sight distance.

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Sign: a visible device, structure, display, writing, symbol, image or other representation used to identify, direct, inform or advertise.

Site: one or more contiguous parcels or lots under the same ownership or control and considered as a unit for a use or development.

Site Area: the total horizontal area contained within the site lines.

Site Coverage: the percentage of Site Area covered by the horizontal footprint of all buildings and covered structures, measured at their outermost walls or supports, but excluding uncovered driveways, parking areas, walkways, patios and decks unless otherwise provided.

Site Frontage: the length of the front site line, measured in accordance with this Bylaw for an irregular or curved site.

Site, Corner: a site situated at the intersection of two or more roads, excluding a lane.

Site, Lakeshore: a site that abuts the surveyed bank of a lake or is separated from it only by a municipal, public or environmental reserve or similar public land.

Site Line, Front: the site boundary adjoining a road, other than a lane, designated as the front boundary; on a corner site it is ordinarily the shortest boundary adjoining a road unless otherwise determined by the Development Officer based on the site's orientation and access.

Site Line, Rear: the site boundary opposite the front site line or, for an irregular site, the boundary designated by the Development Officer as the rear boundary.

Site Line, Side: a site boundary other than a front or rear site line.

Special Care Home: a facility licensed or required to be licensed under The Provincial Health Authority Act or other applicable provincial legislation to provide residential health or nursing care.

Structure: anything constructed, erected, placed or attached in, on, above or below land, but not including vegetation.

Subdivision: a subdivision of land within the meaning of the Act.

Telecommunications Facility: a tower, antenna-supporting structure and associated equipment used to transmit or receive radiocommunication, broadcasting, cellular, broadband or other telecommunications signals, but not including a small private receiving antenna or satellite dish accessory to a principal use.

Temporary Structure: a structure designed or intended to be relocated or removed and not permanently affixed to the land.

Temporary Use: a use approved for a limited period with the intention that it will cease and be removed when that period expires.

Top of Bank: the point at which the slope rising from a water body or watercourse changes to a more level upland surface, as determined through survey or professional assessment where required.

Traffic Impact Assessment: an assessment prepared by a Qualified Professional that evaluates traffic generation, access, road capacity, safety and improvements associated with a proposed development.

Use: the purpose or activity for which land, a building or a structure is arranged, designed, occupied or maintained.

Variance: a relaxation of a development standard authorized under the Act and this Bylaw.

Vehicle Repair Establishment: a development used for the maintenance or mechanical repair of motor vehicles, recreational vehicles, farm machinery or similar equipment.

Warehouse: a building used principally for the storage and distribution of goods or materials.

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Waste Disposal Facility, Liquid: a facility used to receive, store, treat or dispose of liquid waste, but not including an approved on-site wastewater system serving an individual development or manure storage forming part of an approved livestock operation.

Waste Disposal Facility, Solid: a facility used to receive, transfer, process, store or dispose of solid waste, but not including ordinary on-site waste storage accessory to an approved use.

Water Body: a lake, pond, reservoir or other natural or constructed area where water is present permanently or intermittently.

Watercourse: a river, stream, creek, gully, ravine, spring, coulee, drainage channel or other natural or constructed channel through which water flows permanently or intermittently.

Wetland: land saturated with water for sufficient time to support wetland soils, vegetation or biological processes, including a marsh, bog, fen or swamp.

Work Camp: a temporary development providing sleeping accommodation and related facilities for workers engaged in a construction, resource, industrial, infrastructure, emergency-response or similar project, but not including a Campground, hotel, motel, Short-Term Rental Accommodation or permanent employee housing.

Yard: the part of a site between a site line and the nearest wall or supporting member of a principal building or structure.

Yard, Front: the Yard extending across the full width of a site between the front site line and the nearest principal building or structure.

Yard, Rear: the Yard extending across the full width of a site between the rear site line and the nearest principal building or structure.

Yard, Side: the Yard extending from the front Yard to the rear Yard between a side site line and the nearest principal building or structure.

Zoning District: an area shown on the Zoning Map for which this Bylaw establishes permitted and Discretionary Uses and development standards.

Zoning Map: the map forming part of this Bylaw that identifies the zoning designation applying to land within the Municipality.

1ST READING